



**Winchester**  
City Council

**DECISIONS MADE BY DIRECTOR OF OPERATIONS  
UNDER DELEGATED POWERS**

**UP TO 1 December 2008**

For Guidance

- 1 Those applications which have a **star** by them are FOR INFORMATION PURPOSES ONLY. Please see over for a list and description of application types.
- 2 If the **Grid Reference** is blank, this is because it is a property which is in the process of being entered on the Property Database for the District.
- 3 The Conservation Area only appears where the application is known to be in a **Conservation Area**.
4. The **Publicity Period** is 21 days after the Site Notice Date or 21 days after a Press Advert date, where this has been made, whichever is the later. Applications may be determined after this date
5. Representations totals are as received at the date of printing the list.

If you require any further information, please enquire at Planning Reception, City Offices, Colebrook Street, Winchester, SO23 9LJ quoting the Case Number. We are open Monday - Friday 8.00am - 5.30pm.

## **APPLICATION CODES AND DESCRIPTION**

<b>AVC</b>	Full Advert Consent
<b>AVT</b>	Temporary Advert Consent (non-standard time limit)
<b>AGA</b>	Agricultural Application
<b>APN</b>	Agricultural Prior Notification
<b>CER</b>	Certificate of Alternative Use
<b>DEC</b>	Demolition Consultation
<b>EUC</b>	Established Use Certificate
<b>FUL</b>	Full Planning Application
<b>GVN</b>	Government Department (no comment)
<b>GVO</b>	Government Department (outline)
<b>GVT</b>	Government Department (temporary)
<b>HAZ</b>	Hazardous Substances
<b>HCS</b>	HCC Consultations (letter)
<b>HCM</b>	HCC Consultation Minerals
<b>LBC</b>	Conservation Area Application
<b>LDC</b>	Lawful Development Certificate (existing use)
<b>LDP</b>	Lawful Development Certificate (proposed use)
<b>LIS</b>	Listed Building
<b>OUT</b>	Outline Application
<b>REM</b>	Reserved Matters
<b>TCP</b>	Telecom Prior Notification
<b>TFE</b>	Tree Felling Licence
<b>TPO</b>	Tree Preservation Order
<b>TPC</b>	Tree in Conservation Area

**Bishops Waltham**

**Ward**

**Bishops Waltham**

**Conservation Area:**

**Case No:** 08/02290/FUL

**Ref No:** W17643/02

**Date Valid:** 3 October 2008

**Grid Ref:** 455033 117604

**Team:** WEST

**Case Officer:** Mr Ian Cousins

**Applicant:** S N & T Conduct

**Proposal:** Two Storey Rear Extension

**Location:** 33 Morley Drive Bishops Waltham Southampton Hampshire SO32  
1RX

**Decision: Application Permitted**

**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 development hereby permitted shall match those used in the existing building.

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

3 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 south east elevation(s) of the development hereby permitted.

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

4 The first floor window(s) in the south east elevation of the development hereby permitted shall be glazed in obscure glass and thereafter retained.

Reason: To protect the amenity and privacy of the 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:-

Winchester District Local Plan Review 2006: DP3

**Bishops Waltham**

**Ward**

**Bishops Waltham**

**Conservation Area:**

**Case No:** 08/02364/FUL

**Ref No:** W16349/01

**Date Valid:** 13 October 2008

**Grid Ref:** 456259 117609

**Team:** WEST

**Case Officer:** Mrs Jane Rarok

**Applicant:** Mr Martin Barber

**Proposal:** Internal conversion of single garage to additional accommodation

**Location:** Lastingham Rareridge Lane Bishops Waltham Southampton  
Hampshire SO32 1DX

**Decision: Application Permitted**

**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 development hereby permitted shall match those used in the existing building.

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

**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:

**Bramdean And Hinton Ampner**

**Ward**

**Cheriton And Bishops Sutton**

**Conservation Area:**

**Case No:** 08/02156/FUL

**Ref No:** W12881/05

**Date Valid:** 10 October 2008

**Grid Ref:** 463462 129032

**Team:** EAST

**Case Officer:** Mr Nick Fisher

**Applicant:** Mr P And Mrs J Butler

**Proposal:** Change of use of agricultural barn to kennels (RETROSPECTIVE)

**Location:** The Plantation Woodlands Bramdean Common Alresford  
Hampshire SO24 0JH

**Decision:** **Application Permitted**

**Conditions/Reasons**

1 The kennels hereby permitted shall only accommodate dogs that are used for hunting and countryside based recreational sport purposes only.

The kennels shall not be used for boarding kennels for dogs other than for dogs associated with hunting. The kennels shall not be used for the breeding of dogs not associated with hunting / countryside based recreational sport purposes

Reason: To ensure that the use does not generate large amounts of traffic and to ensure that the use respects the countryside location.

2 The use hereby permitted and associated buildings, including the mobile home shall not be used for permanent residential accommodation or to house a worker / person associated with the dogs kept at the site.

Reason: To ensure that the scale of the use is compatible with the countryside location and does not generate / attract excessive levels of traffic to protect the character and amenity of the AONB.

3 The conclusions and recommendations of the Biodiversity Assessment prepared by Lindsay Carrington Associates and submitted with this application shall be fully adhered to unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of wildlife and bio-diversity protection.

**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: DP1, DP3, DP4, CE5, CE6, CE9, CE18, RT11, T1, T2, T4

**Colden Common**

**Ward**

**Colden Common And Twyford**

**Conservation Area:**

**Case No:** 08/02214/FUL

**Ref No:** W08566/02

**Date Valid:** 3 October 2008

**Grid Ref:** 447943 122820

**Team:** EAST

**Case Officer:** Mr Andrew Rushmer

**Applicant:** Mr A Tarafdar

**Proposal:** Single storey extension and conservatory to rear  
(RESUBMISSION)

**Location:** Rimjhim 26 Main Road Colden Common Winchester Hampshire  
SO21 1RR

**Decision:** **Application Permitted**

**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 kitchen extension and the brick plinth of the conservatory hereby permitted shall match those used in the existing building.

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

**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

**Compton And Shawford**

**Ward**

**Compton And Otterbourne**

**Conservation Area:**

**Case No:** 08/02202/FUL

**Ref No:** W16067/04

**Date Valid:** 13 October 2008

**Grid Ref:** 446316 124712

**Team:** WEST

**Case Officer:** Mr James Jenkison

**Applicant:** Mr A Blake

**Proposal:** 3 bay oak framed field shelter

**Location:** Silkstede Priors Shepherds Lane Compton Winchester Hampshire  
SO21 2AD

**Decision: Application Permitted**

**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 stables 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 details of both hard and soft landscape works (including any turning area for vehicles) have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- new hedgerow and tree planting, detailing species and density of planting;
- means of enclosure, including any retaining structures;
- implementation programme;
- hard surfacing materials.

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

4 Details of the facilities for the storage of horse manure and its means of disposal from the site shall be submitted to and approved in writing by the Local Planning Authority within one month of the granting of this permission. The facilities shall be provided and thereafter maintained in accordance with the approved details.

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

5 No floodlighting whether free standing or affixed to a structure, shall be provided on the site at any time.

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

6 The land associated with the use hereby permitted shall not be used for the keeping of horse transport vehicles, horse boxes, caravans, mobile stables or any other structures, vehicles or chattels (including horse jumps and other equestrian equipment and paraphernalia), unless agreed in writing by the Local Planning Authority.

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

7 The use of the field shelter hereby permitted shall be restricted to the shelter of ponies and other animals for grazing in the adjacent field or for other agricultural activities.

Reason: To protect the amenities of the locality.

8 No development shall take place until a schedule of landscape maintenance for existing and approved planting has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation and protection of the existing hedgerows from horse grazing. Landscape maintenance shall be carried out in accordance with the approved schedule.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation and historic significance.

9 The development hereby approved shall be undertaken in accordance with Drawing No. BB/74-01 Revision B by New Build design Limited showing the proposed field shelter located 2 metres distance from the north boundary.

Reason: For the avoidance of doubt as to the scope of this planning permission.

### **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, DP4, DP5, CE5, RT11

3. Based on the details provided it is considered that the proposed field shelter for 2 ponies does not constitute a change of use of the land from agricultural field to horse keeping.

**Compton And Shawford**

**Ward**

**Compton And Otterbourne**

**Conservation Area:**

**Case No:** 08/02305/TPO

**Ref No:** WTPO/1279/12

**Date Valid:** 2 October 2008

**Grid Ref:** 446607 124014

**Team:** WEST

**Case Officer:** Mr Ivan Gurdler

**Applicant:** Mr Kerrin Qualters

**Proposal:** Fell 6no. Silver Birch trees; 5no. Silver Birch trees - crown thin by 20%; 1no. Maple tree - crown thin by 20% ; 1no. Ash tree - crown thin by 10%

**Location:** Beech Lodge Grove Road Shawford Winchester Hampshire SO21 2DD

**Decision: Application Refused**

**Conditions/Reasons**

1 The Birch trees to the front / side of the property are visible from the main highway. Removal of these trees would be detrimental to the visual amenity of the local area. There is no supporting arboricultural evidence to justify the felling of these Birch trees ( T 1,2,10,11 )

The document- Tree Preservation Orders- a Guide to the Law and Good Practice addendum 2008 (Paragraph 6.40B) states this evidence must be provided to support works to protected trees. These trees appear to be of reasonable health, with good vigour and shoot extension. Leaves blocking gutters and light is not considered sufficient justification for their removal. Furthermore the removal of these trees would not be in accordance with the Winchester District Local Plan Review, paragraph 3.35.

**Informatives**

1. The council may consider the removal of T4 & T7 for tree thinning purposes, along with crown thinning of remaining trees (T 3, 5, 6, 8, 9,12) and crown lift T13 if the applicant chooses to reapply for permission to carry out tree works.

Limit of works to the Ash tree shall be that no live limbs larger than 2 cm in diameter will be removed.

**Curdrige**

**Ward**

**Conservation Area:**

**Case No:** 08/02195/TPO  
**Ref No:** WTPO/1708  
**Date Valid:** 16 September 2008  
**Grid Ref:** 452911 113442  
**Team:** WEST **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Mr Richard Paine  
**Proposal:** Fell 1no. Western Red Cedar  
**Location:** Outlands Cottage Outlands Lane Curdrige Hampshire

**Decision:** **Application Refused**

**Conditions/Reasons**

1 T2 is a mature specimen at the front of the property and is visible from the highway, providing good amenity to the local area. The tree appears to be in reasonable health with no obvious defects at the time of inspection. It was noted the trees vigour was normal for this species, with the live lower limbs still attached which will reduce/ damper the possibility of wind throw to the tree. There appears to be no obvious defects to the root plate, and there is adequate room for root growth, The supporting evidence makes reference that the tree has minor dead wood and is in the early stages of decline but this is not justification to fell at this time.

The application has been refused based on the following, .  
T2 is still in reasonable health. It is recommended that the applicant monitors the trees health and notifies the Council when there is justification to fell.

**Informatives**

1. T1 is dead and in a state of decline, and therefore permission is not required to remove this tree.

**Curdridge**

**Ward**

**Owslebury And Curdridge**

**Conservation Area:**

**Case No:** 08/02410/FUL

**Ref No:** W03820/15

**Date Valid:** 20 October 2008

**Grid Ref:** 453243 113812

**Team:** WEST

**Case Officer:** Claire Burriss

**Applicant:** Mr Foote

**Proposal:** Erection of detached double garage; relocation of existing access (RESUBMISSION)

**Location:** The Paddock Chapel Lane Curdridge Southampton Hampshire SO32 2BB

**Decision:** **Application Refused**

**Conditions/Reasons**

1 The proposal is contrary to policy DP3 of the Winchester District Local Plan Review in that the proposed garage would, by reason of its siting and mass, constitute an intrusive form of development to the detriment of the character and appearance 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.1, DP.3

**Denmead                      Ward                      Denmead**

**Conservation Area:**

**Case No:** 08/02263/FUL  
**Ref No:** W05628/02  
**Date Valid:** 6 October 2008  
**Grid Ref:** 466274 111548  
**Team:** EAST                      **Case Officer:** Mr Nick Fisher  
**Applicant:** Mr David Greenaway  
**Proposal:** Change of use from tool hire business to dental surgery; extended first floor accommodation with dormers to front and rear  
**Location:** Beaver Tool Hire Chichester Ltd Hambledon Road Denmead  
Waterlooville Hampshire PO7 6QA

**Decision:      Application Permitted**

**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 parking area shall be provided in accordance with the approved plans before the use commences and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the use of the dental surgery.

The bin storage area and cycle parking provision shall be provided as shown on the submitted plans, a minimum of four cycle hoops shall be provided, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the permanent availability of parking for the property and in the interests of sustainability and to ensure a high quality of development.

3 No air-conditioning units, flues / chimneys, or other machinery / equipment, shall be erected / located within the curtilage or mounted upon the building without the prior written approval of the Local Planning Authority. The approved details shall be fully adhered too.

Reason: In the interests of visual amenity and to ensure that noise generated from the site does not harm the residential amenity of the occupants of nearby properties.

4 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building, unless otherwise agreed in writing by the Local Planning Authority. The dormers within the front elevation shall not be constructed from GRP.

Reason: In the interests of visual amenity.

5 Prior to the removal and/or replacement of the existing hard-standing surrounding the existing building the Local Planning Authority must be provided with details of the proposed works in order to assess the need for intrusive investigations associated with the potential for contamination from the former use of the site. In accordance with this written consent must be obtained from the Local Planning Authority prior to undertaking alterations of this nature. The approved works must be fully adhered too unless otherwise in writing by the Local Planning Authority.

Reason: To fully evaluate any contamination that may be present at the site and to protect the safety of occupants.

6 The development hereby shall be used for a dental surgery and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 2005, or in any provision equivalent to that Class, in any Statutory Instrument revoking and re-enacting that Order with or without modification).

Reason: In the interests of residential amenity.

7 The dental surgery shall not operate, other than for emergency cover / emergency procedures, outside of the following hours; Monday to Friday 0800-1830; Saturdays 0800-1300 and not at all on Sundays or recognised Bank Holidays, unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: In the interests of residential amenity.

8 All bins allocated for the storage of hazardous medical waste shall be solid, weatherproof, leak proof and lockable so as to ensure that access is only permitted to surgery staff and waste collection contractors. Unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity and to protect the public from hazardous materials.

### **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: DP1, DP3, DP4, DP13, SF1, SF6, T1, T2, T3,T4,

3. The applicant is advised that this consent does not grant the erection of signage upon the building. A separate application for Advertisement Consent is likely to be required.

**Denmead                      Ward                      Denmead**

**Conservation Area:**

**Case No:** 08/02292/FUL  
**Ref No:** W05079/24  
**Date Valid:** 8 October 2008  
**Grid Ref:** 466225 112786  
**Team:** EAST                      **Case Officer:** Trish Price  
**Applicant:** Mr And Mrs C Whitmore  
**Proposal:** Reposition existing rooflight; alterations to 2 no. dormers  
**Location:** Former Little Denmead Farmhouse Little Denmead Farm White Horse Lane Denmead Hampshire

**Decision:      Application Permitted**

**Conditions/Reasons**

1 The development hereby permitted shall be completed in accordance with the south elevation 'as proposed ' drawings dated September 2008, before the expiration of six months from the date of this permission.

Reason: To ensure the development is implemented within a reasonable time period.

**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: HE14 DP3

**Denmead                      Ward                      Denmead**

**Conservation Area:**

**Case No:** 08/02293/LIS  
**Ref No:** W05079/23LB  
**Date Valid:** 8 October 2008  
**Grid Ref:** 466225 112786  
**Team:** EAST                      **Case Officer:** Trish Price  
**Applicant:** Mr And Mrs C Whitmore  
**Proposal:** Reposition existing rooflight; alterations to 2 no. dormers  
**Location:** Former Little Denmead Farmhouse Little Denmead Farm White Horse Lane Denmead Hampshire

**Decision:      Application Permitted**

**Conditions/Reasons**

1 The development hereby permitted shall be completed in accordance with the south elevation 'as proposed' drawings dated September 2008, before the expiration of six months from the date of this permission.

Reason: To ensure the development is implemented within a reasonable time period.

**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: HE14 DP3



**Droxford                      Ward                      Droxford, Soberton And Hambleton**

**Conservation Area:**

**Case No:** 08/02481/LIS  
**Ref No:** W21281/01LB  
**Date Valid:** 28 October 2008  
**Grid Ref:** 460481 117259  
**Team:** WEST                      **Case Officer:** Miss Megan Birkett  
**Applicant:** Mr And Mrs Hawke  
**Proposal:** Single storey rear extension; 4no. roof lights; change of use of garage to study/playroom; new side window; internal alterations and garden shed  
**Location:** 1 Midlington Barns Midlington Hill Droxford Alresford Hampshire SO32 3PU

**Decision:      Application Refused**

**Conditions/Reasons**

1 The proposed single storey rear extension, rooflights and window are considered to be contrary to Policy E16 of the Hampshire County Structure Plan and proposal HE14 of the Winchester District Local Plan Review in that by reason of its siting and design would be harmful to the special architectural and historic interest of the listed building.

**Informatives**

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

Hampshire County Structure Plan Review: E16  
Winchester District Local Plan Review 2006: HE14, HE16

**Durley                      Ward                      Owslebury And Curdrige**

**Conservation Area:**

**Case No:** 08/02309/FUL  
**Ref No:** W11813/02  
**Date Valid:** 3 October 2008  
**Grid Ref:** 452863 117666  
**Team:** WEST                      **Case Officer:** Mr Ian Cousins  
**Applicant:** Mr Harvey  
**Proposal:** Conservatory to rear  
**Location:** 2 Majuba Cottages Manor Road Durley Hampshire SO32 2AF

**Decision:            Application Permitted**

**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; CE23

**Itchen Valley**

**Ward**

**Itchen Valley**

**Conservation Area:**

**Case No:** 08/02287/TPO

**Ref No:** W08974/06/TPOCA

**Date Valid:** 30 September 2008

**Grid Ref:** 451382 132228

**Team:** EAST

**Case Officer:** Mr Ivan Gurdler

**Applicant:** Mr W D Phillips

**Proposal:** 1 no. fir tree to be felled and 1 no. fir tree crown lifted to allow access to public footpath

**Location:** Broom Cottage Avington Park Lane Easton Winchester Hampshire SO21 1EF

**Decision:** **Application Refused**

**Conditions/Reasons**

1 Both trees have significant amenity value and are visible from the main road and footway through the village. There are no external signs of significant defects to justify the removal of the Fir tree.

**Informatives**

1. The Council will consider granting consent for limb reduction to give clearance from the footway and the building.

**Itchen Valley**

**Ward**

**Itchen Valley**

**Conservation Area:**

**Case No:** 08/02317/TPO

**Ref No:** WTPO/0031/18

**Date Valid:** 6 October 2008

**Grid Ref:** 453619 132457

**Team:** EAST

**Case Officer:** Mr Ivan Gurdler

**Applicant:** Mrs G Graham Man

**Proposal:** 2no. Yew trees - prune back by 25% away from building; fell 1no. Beech tree; 1no. Laurel tree - reduce overhang by 1m; fell 1no. Lawson tree; 2no. Yew trees - tip prune by 1m

**Location:** Avington Lodge Avington Lane Avington Winchester Hampshire SO21 1DB

**Decision: Application Permitted**

**Conditions/Reasons**

1 Following the removal of the tree hereby consented, an extra heavy standard *Fagus sylvatica Riversii* and *Liquidamber styraciflua* trees shall be planted within the area of trees subject to tree felling and within a period of 9 months or such other species, size location or period as may be agreed in writing by the LPA

If, within a period of 2 years from the date of planting, the trees (or any other tree planted in replacement for it) is removed, uprooted, destroyed or dies, another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the local planning authority give their written consent.

Reason - To maintain the tree cover and the contribution that trees make to the character and amenity of the area

**Informatives**

Extra Heavy standard is defined as having 18-20 cm girth at planting and having a height between 4.25 and 6m at planting. Replacement of the tree is enforceable in law and failure to comply with the condition could result in the issue of a tree replacement notice and prosecution if the local planning authority believe that the criteria of the condition has not been met.

Trees make an important contribution to the character of the conservation area creating a green environment which we all enjoy. Winchester City Council encourages the planting of new trees to replace any that are felled in order to maintain the positive benefits that trees provide.

T1 \_ T2 .(Yew trees.) proposal to Prune away from building by 25 % has been ammended to 15 % as agreed with Mr Ponting.  
T4 Laurel is not protected by the TPO.

**Itchen Valley**

**Ward**

**Itchen Valley**

**Conservation Area:**

**Case No:** 08/02320/FUL

**Ref No:** W20628/02

**Date Valid:** 6 October 2008

**Grid Ref:** 452432 132276

**Team:** EAST

**Case Officer:** Mr Simon Avery

**Applicant:** Mrs Sarah Bullen

**Proposal:** Variation of condition no.7 of application 07/01024/FUL and removal of condition no.7 of application 07/01025/LIS. (condition 7 restricts occupation to holiday accommodation)

**Location:** Nell Gwynnes Bathing House And Pool Avington Park Lane Easton Hampshire

**Decision: Application Permitted**

**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 development hereby permitted shall be constructed using brick and tiles to match those on the existing building. If any materials or their means of fixing are not identical to the original then drawn details (and samples) of these materials shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works. The development shall be carried out in accordance with the subsequently approved details and materials.

Reason: To maintain the architectural interest of the building.

3 Any alterations and repairs to brickwork shall be carried out utilising matching materials, brick bond and jointing details to those on the existing building. If there is some doubt because a range of different mortars and jointing details have been used on the existing building then details are to be agreed in writing with the Local Planning Authority prior to the commencement of works. A lime putty mortar shall be used unless otherwise agreed in writing by the Local Planning Authority.

Reason: To maintain the character of the listed building.

4 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 building.

5 A sample section of the iron 'Greek Key' fascia shall be provided for the consideration of the Local Planning Authority. When this meets the approval of the Local Planning Authority and such approval has been confirmed in writing, then the development hereby approved shall be finished in a manner identical to the approved section.

Reason: To ensure the detailing and materials maintain the architectural interest of the building.

6 Prior to the commencement of work a detailed repair schedule for the Bathing Pool shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved schedule.

Reason: To retain control over the development and to ensure an appropriate repair methodology, which respects the special architectural and historic interest of the building.

7 The holiday let hereby permitted shall be used for holiday accommodation only which shall be limited to any one occupier occupying the building for no more than 60 nights per year. A register of the names of the occupiers of each of the building and their arrival and departure dates shall be kept by the owner and shall be produced to the Local Planning upon reasonable notice.

Reason: To accord with the terms of the application since the site lies within an area where residential properties would not normally be permitted.

8 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 building is first occupied.

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

9 Detailed proposals for the storage and disposal of refuse 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 building is first occupied.

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

### **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: DP1, DP3, CE28, HE13, HE14, RT16



Reason: To ensure that the extension can be occupied safely and the FREA is proposing mitigation measures that ensure that flood risk to the extension is reduced.

4 Development shall not commence until details of the flood risk resilience and resistance measures which will be incorporated into the development have been submitted to and approved by Winchester City Council, and the measures subsequently be implemented in accordance with the approved details before the development is re-occupied.

Reason: To mitigate against the residual risk of flooding.

### **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: DP1, DP3, DP4, DP8, CE5, CE23, HE4

3. The applicant should be aware that Hampshire County Councils Rights of Way Officer has commented upon the application, they would like the applicant / owner of the property to be aware of the following:-

# It is an offence to drive over a public footpath, bridleway or restricted byway without lawful authority. The applicants should satisfy themselves that they have this authority, either by owning the land over which the right of way runs or alternatively having been granted permission by the landowner and that this permission extends to any additional development

# Any damage that may occur to the right of way will be required to be repaired to the satisfaction of the Rights of Way Officer. There will be no alteration to the surface without first seeking the permission of the Rights of Way Officer.

# Hampshire County Council as Highways Authority is not obliged to provide a suitable surface for the passage of vehicles.

**Itchen Valley**

**Ward**

**Itchen Valley**

**Conservation Area:**

**Case No:** 08/02376/TPO

**Ref No:** WTPO/1819/01

**Date Valid:** 15 October 2008

**Grid Ref:** 451322 132115

**Team:** EAST

**Case Officer:** Mr Ivan Gurdler

**Applicant:** Mr Barry Peak

**Proposal:** Fell 1no. Cupressus

**Location:** Larchwood Avington Park Lane Easton Winchester Hampshire  
SO21 1EG

**Decision:** **Application Permitted**

**Conditions/Reasons**

1 Following the removal of the tree hereby consented, an extra heavy standard Liquidamber styraciflua shall be planted within the area of tree subject to tree felling and within a period of 9 months or such other species, size location or period as may be agreed in writing by the LPA

If, within a period of 2 years from the date of planting, the tree (or any other tree planted in replacement for it) is removed, uprooted, destroyed or dies, another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the local planning authority give their written consent.

Reason - To maintain the tree cover and the contribution that trees make to the character and amenity of the area

**Informatives**

1. Extra Heavy standard is defined as having 18-20 cm girth at planting and having a height between 4.25 and 6m at planting. Replacement of the tree is enforceable in law and failure to comply with the condition could result in the issue of a tree replacement notice and prosecution if the local planning authority believe that the criteria of the condition has not been met.

Trees make an important contribution to the character of the conservation area creating a green environment which we all enjoy. Winchester City Council encourages the planting of new trees to replace any that are felled in order to maintain the positive benefits that trees provide.

**Littleton And Harestock**

**Ward**

**Littleton And Harestock**

**Conservation Area:**

**Case No:** 08/02346/FUL  
**Ref No:** W03418/03  
**Date Valid:** 8 October 2008  
**Grid Ref:** 446822 131526  
**Team:** EAST **Case Officer:** Ms Anna Rolls  
**Applicant:** Mr Derek Fickling  
**Proposal:** Extension to existing conservatory (RETROSPECTIVE)  
**Location:** 75 Priors Dean Road Harestock Winchester Hampshire SO22 6JX

**Decision: Application Permitted**

**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

**Micheldever**

**Ward**

**Wonston And Micheldever**

**Conservation Area:**

**Case No:** 08/01615/FUL  
**Ref No:** W07761/06  
**Date Valid:** 27 November 2008  
**Grid Ref:** 450643 138281  
**Team:** EAST **Case Officer:**  
**Applicant:** Dr Tim Evans  
**Proposal:** Change of use of land to residential; erection of replacement double garage and store  
**Location:** Firtree Cottage Borough Farm Sloe Lane Micheldever Winchester Hampshire SO21 3AA

**Decision: Application Withdrawn**

**New Alresford                      Ward                      The Alresfords**

**Conservation Area:**

**Case No:** 08/02188/FUL  
**Ref No:** W04387/02  
**Date Valid:** 29 September 2008  
**Grid Ref:** 458171 131786  
**Team:** EAST                      **Case Officer:** Mrs Jill Lee  
**Applicant:** Messers Brown And Sutton  
**Proposal:** Extension to building following removal of existing portacabin  
**Location:** Covers Timber And Builders Merchants Unit 3 Prospect Road  
Alresford Hampshire SO24 9QF

**Decision:                      Application Permitted**

**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 extension hereby permitted shall match those used in the existing building unless otherwise agreed in writing by the local planning authority. Development shall be undertaken in accordance with the approved materials.

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

3 Details of the materials to be used for the surfacing of the car parking area shall be submitted to and approved in writing by the local planning authority prior to work commencing on site. Development shall be carried out in accordance with the approved details. Note the surface should be permeable.

Reason: To ensure that the development presents a satisfactory appearance and to ensure that the issue of surface water run off is addressed.

4 The car park shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.

Reason: To ensure that adequate on-site parking and turning facilities are made available.

5 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, DP13, E1, T2, T4.

New Alresford	Ward	The Alresfords
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<b>Conservation Area:</b>	New Alresford Conservation Area;	
<b>Case No:</b>	08/02243/FUL	
<b>Ref No:</b>	W08445/08	
<b>Date Valid:</b>	17 September 2008	
<b>Grid Ref:</b>	458745 132725	
<b>Team:</b>	EAST	<b>Case Officer:</b> Mr Simon Avery
<b>Applicant:</b>	Mr And Mrs Davis	
<b>Proposal:</b>	Conversion and demolition of existing buildings and new build to provide 9 no. new dwellings comprising: 1 no. four bed, 3 no. three bed, 2 no. two bed and 3 no. one bed dwellings; with associated car parking	
<b>Location:</b>	Stiles Yard West Street Alresford Hampshire	

**Decision:** Application Permitted

### 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 the commencement of the works hereby approved, samples of external facing bricks, tiles, ridge tiles, slates, timber boarding, render colour, stone cills and the colour or stain or timber doors and windows shall be submitted to the Local Planning Authority for approval in writing. A sample panel of natural flint shall also shall be constructed for consideration and written approval by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason; To preserve the special interest of the listed buildings, the character and appearance of the conservation area and the settings of listed buildings, in accordance with Local Plan Policies HE. 5, HE.14 and HE.16 and PPG15.

3 Prior to the commencement of the works hereby approved, 1:20 scale drawings of the following details shall be submitted to the Local Planning Authority for approval in writing:

- windows
- dormer windows
- roof lights
- eaves
- window sills
- front doors
- chimneys
- porches

The scheme shall be implemented in accordance with the approved details.

Reason; To preserve the special interest of the listed buildings, the character and appearance of the conservation area and the settings of listed buildings, in accordance with Local Plan Policies HE. 5, HE.14 and HE.16 and PPG15.

4 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. These details shall include the following, as relevant:

- existing and proposed finished levels or contours;
- means of enclosure;
- hardsurfacing materials;

Soft landscape details shall include the following as relevant:

- planting plans;
- written specification (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate:
- implementation programme.

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

5 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting 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 ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

6 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. The works hereby permitted shall be carried out in accordance with the approved details.

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

7 All rainwater goods shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of maintaining the character of the Conservation Area and setting of listed buildings.

8 Details of the siting and design and method of fixing of any external meter boxes/metal ducting/flues to be provided, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The works hereby permitted shall be carried out in accordance with the approved details.

Reason: In the interests of maintaining the character of the Conservation Area and setting of listed buildings.

9 No development shall take place until details of the provision of cycle and bin storage for unit 1 have been submitted to, and approved in writing by the Local Planning Authority. The works hereby permitted shall be carried out in accordance with the approved details.

Reason: In the interests of sustainability and highway safety.

10 The doors and windows on the development hereby approved shall be recessed a minimum of 75mm.

Reason: In the interests of the amenity of the area.

11 No street lighting, whether free standing or affixed to any structure shall be provided on site unless the prior approval in writing of the Local Planning Authority is obtained.

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

12 Notwithstanding the provisions of 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, B, C, D, E, F, G of Parts 1 of Schedule 2 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.

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 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.

15 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To ensure that the archaeological interest of the site is properly safeguarded and recorded.

16 An arboricultural method statement, in accordance with BS5837 shall be submitted to and approved by the Local Planning Authority, prior to any demolition, construction or groundwork commencing on the site. In addition to detailing protection measures for retained trees, the arboricultural method statement shall detail protection or remediation measures to ensure a suitable planting environment for proposed planting.

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

17 If, during the development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To protect the major aquifer beneath the site from contamination. Due to the limited site history information available and the former use of the site for car parking, there may be areas of contamination on site that have not been identified.

18 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

Reason: To protect the major aquifer beneath the site from contamination.

19 Construction of the development shall not commence until details of the proposed means of foul sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

Reason: To ensure satisfactory provision of foul drainage.

20 Construction of the development shall not commence until details of the proposed means of surface water disposal have been submitted to, and approved by, the Local Planning Authority in consultation with Southern Water.

Reason: To ensure satisfactory provision of surface water drainage.

21 Prior to the commencement of the development hereby permitted (or within such extended period as may be agreed with the Local Planning Authority), a scheme to deal with contamination shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall conform to current guidance and best practice as set out in BS10175:2001 Investigation of potentially contaminated sites – code of practice and Contaminated Land Reports 7 to 11 or other supplementary guidance and include the following phases, unless identified as unnecessary by the preceding stage and agreed in writing by the LPA:

- a) A desk top study and conceptual model documenting all the previous and existing land uses of the site and adjacent land;
- b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study;
- c) A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

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

22 Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person approved under the provision of E110c) shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the remedial strategy approved under the provisions of conditions E110c) has been implemented fully, unless varied with the written agreement of the Local Planning Authority in advance.

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

23 Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination 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.

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

24 No development shall take place on the site within the bird nesting season (from February to May) unless a report by an ecologist confirming that no breeding birds are present is submitted to and approved by the Local Planning Authority.

Reason: In the interests of the preservation of wildlife.

### **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: E16  
Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP5, DP8, DP9, DP10, DP11, DP13, HE1, HE4, HE5, HE7, HE8, HE14, HE16, H3, H7, RT4, T2, T4, T5

3. 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 Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, 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 Health and Housing Department, 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.

5. The applicant is advised that the grant of planning permission does not absolve them from complying with the Wildlife & Countryside Act 1981 (as amended) and the Conservation (Natural Habitats &c.) Regulations 1994, including obtaining and complying with the terms and conditions of any licences required as described in Part IV B of the Circular 06/2005.

**New Alresford                      Ward                      The Alresfords**

**Conservation Area:** New Alresford Conservation Area  
**Case No:** 08/02244/LIS  
**Ref No:** W08445/09LB  
**Date Valid:** 17 September 2008  
**Grid Ref:** 458745 132725  
**Team:** EAST                      **Case Officer:** Mr Simon Avery  
**Applicant:** Mr And Mrs Davis  
**Proposal:** conversion and demolition of existing buildings and new build to provide 9 no. new dwellings comprising: 1 no. four bed, 3 no. three bed, 2 no. two bed and 3 no. one bed dwellings; with associated car parking  
**Location:** Stiles Yard West Street Alresford Hampshire

**Decision:            Application Permitted**

**Conditions/Reasons**

1 The works hereby consented to shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2 Prior to the commencement of the works hereby approved, samples of external facing bricks, tiles, ridge tiles, slates, timber boarding, render colour, stone cills and the colour or stain or timber doors and windows shall be submitted to the Local Planning Authority for approval in writing. A sample panel of natural flint shall also shall be constructed for consideration and written approval by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: To preserve the special interest of the listed buildings, the character and appearance of the conservation area and the settings of listed buildings, in accordance with Local Plan Policies HE.5, HE.14 and HE.16 and PPG15.

3 Prior to the commencement of the works hereby approved, 1:20 scale drawings of the following details shall be submitted to the Local Planning Authority for approval in writing:

- windows
- dormer windows
- roof lights
- eaves
- window sills
- front doors
- chimneys
- porches

The scheme shall be implemented in accordance with the approved details.

Reason: To preserve the special interest of the listed buildings, the character and appearance of the conservation area and the settings of listed buildings, in accordance with Local Plan Policies HE. 5, HE.14 and HE.16 and PPG15.

4 All rainwater goods shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of maintaining the character of the Conservation Area and setting of listed buildings.

5 Details of the siting and design and method of fixing of any external meter boxes/metal ducting/flues to be provided, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The works hereby permitted shall be carried out in accordance with the approved details.

Reason: In the interests of maintaining the character of the Conservation Area and setting of listed buildings.

6 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To ensure that the archaeological interest of the site is properly safeguarded and recorded.

### **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: E16  
Winchester District Local Plan Review 2006: DP1, DP3, DP4, HE1, HE4, HE5, HE7, HE8, HE14, HE16

**New Alresford                      Ward                      The Alresfords**

**Conservation Area:** New Alresford Conservation Area  
**Case No:** 08/02245/LBC  
**Ref No:** W08445/10  
**Date Valid:** 17 September 2008  
**Grid Ref:** 458745 132725  
**Team:** EAST                      **Case Officer:** Mr Simon Avery  
**Applicant:** Mr And Mrs Davis  
**Proposal:** Conversion and demolition of existing buildings and new build to provide 9 no. new dwellings comprising: 1 no. four bed, 3 no. three bed, 2 no. two bed and 3 no. one bed dwellings; with associated car parking  
**Location:** Stiles Yard West Street Alresford Hampshire

**Decision:            Application Permitted**

**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 Demolition shall not take place until both a contract for the carrying out of the works of redevelopment has been made and planning permission for those works has been granted.

Reason: To avoid an 'ugly gap' in the conservation area and accord with paragraph 4.29 of PPG15.

**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: E16  
Winchester District Local Plan Review 2006: DP1, DP3, HE4, HE5, HE7, HE8

**New Alresford                      Ward                      The Alresfords**

**Conservation Area:**

**Case No:** 08/02236/LIS  
**Ref No:** W20978/01LB  
**Date Valid:** 14 October 2008  
**Grid Ref:** 458919 132704  
**Team:** EAST                      **Case Officer:** Ms Anna Rolls  
**Applicant:** Mrs S Graham  
**Proposal:** Internal works to include re-positioning of bedroom door and increase the size of an under-stair cupboard  
**Location:** 11A East Street Alresford Hampshire SO24 9EQ

**Decision:                      Application Permitted**

**Conditions/Reasons**

1 The works hereby consented to shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2 All new internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

Reason: To maintain the architectural interest of the building.

3 Any hidden historic features which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for their retention or salvage and/or proper recording, as required by the Council.

Reason: To maintain the architectural interest of the building.

**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: HE14

**Northington                      Ward                      Itchen Valley**

**Conservation Area:**

**Case No:** 08/02329/FUL  
**Ref No:** W16245/04  
**Date Valid:** 7 October 2008  
**Grid Ref:** 456893 137029  
**Team:** EAST                      **Case Officer:** Trish Price  
**Applicant:** Mr And Mrs Wye  
**Proposal:** Erection of summer house  
**Location:** 85 Basingstoke Road Swarraton Alresford Hampshire SO24 9TQ

**Decision:                      Application Permitted**

**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 summerhouse hereby permitted shall match those used in the existing building unless otherwise agreed in writing by the Local Planning Authority.

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

**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

**Olivers Battery**

**Ward**

**Olivers Battery And Badger Farm**

**Conservation Area:**

**Case No:** 08/02408/FUL

**Ref No:** W20271/02

**Date Valid:** 17 October 2008

**Grid Ref:** 445940 127693

**Team:** WEST

**Case Officer:** Claire Burriss

**Applicant:** Mr And Mrs P And S Adams

**Proposal:** (REVISED APPLICATION NUMBER) Removal of condition 2; materials to match existing Planning permission W20271/01 for ground floor extension; roof alterations including front and rear dormer to provide first floor accommodation (PART RETROSPECTIVE)

**Location:** Lavender Cottage 14 Compton Way Olivers Battery Hampshire SO22 4HS

**Decision:** **Application Permitted**

**Conditions/Reasons**

1 The first floor window(s) in the south side elevation of the extension hereby permitted shall be glazed in obscure glass and thereafter retained.

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

2 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 additional first floor windows other than those expressly authorised by this permission shall, at any time, be constructed in the side elevation(s) of the extension hereby permitted.

Reason: To protect the amenity and privacy of the 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:-

Winchester District Local Plan Review 2006: DP.1, DP.3

**Shedfield                      Ward                      Shedfield**

**Conservation Area:**

**Case No:** 08/02363/FUL  
**Ref No:** W07980/05  
**Date Valid:** 13 October 2008  
**Grid Ref:** 457078 113849  
**Team:** WEST                      **Case Officer:** Mr James Jenkison  
**Applicant:** Mr And Mrs James Potter  
**Proposal:** Raising of roof to provide first floor accommodation including 2 no. dormers to front and 1 no. dormer to rear  
**Location:** Jonquil Twynhams Hill Shirrell Heath Southampton Hampshire SO32 2JL

**Decision:      Application Permitted**

**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 enlarged dwelling 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 The 1st floor window(s) in the north side elevation of enlarged dwelling hereby permitted shall be glazed in obscure glass and thereafter retained.

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, (or any order revoking and re-enacting that order, with or without modification), no 1st floor windows other than those expressly authorised by this permission shall, at any time, be constructed in the side elevation(s) of enlarged dwelling hereby permitted.

Reason: To protect the amenity and privacy of the 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:-  
Winchester District Local Plan Review 2006: CE23, DP3

**South Wonston                      Ward            Wonston And Micheldever**

**Conservation Area:**

**Case No:** 07/02820/OUT  
**Ref No:** W20867/01  
**Date Valid:** 12 November 2007  
**Grid Ref:** 446579 135813  
**Team:** EAST                      **Case Officer:** Mr Tom Patchell  
**Applicant:** Mr E Gardiner  
**Proposal:** Two storey detached dwelling (OUTLINE APPLICATION)(RESUBMISSION)  
**Location:** Hollydene 86 Downs Road South Wonston Winchester Hampshire SO21 3EW

**Decision:      Application Refused**

**Conditions/Reasons**

1 The proposal is contrary to the policies of the Winchester District Local Plan Review 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 and is contrary to Policy RT.4 of the adopted Winchester District Local Plan Review.

**Informatives**

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

Hampshire County Structure Plan Review: T5  
Winchester District Local Plan Review 2006: DP.3, DP.4, H.1, H.3, RT.4, T.2 and T.4

**South Wonston                      Ward            Wonston And Micheldever**

**Conservation Area:**

**Case No:** 08/02457/FUL  
**Ref No:** W04855/01  
**Date Valid:** 27 October 2008  
**Grid Ref:** 446233 135866  
**Team:** EAST                      **Case Officer:** Andrea Swain  
**Applicant:** Mr Paul Hines  
**Proposal:** Replacement of flat roof extensions/garage with extensions to sides, rear and front elevations including integral garage; raising of roof to form first floor accommodation with dormer to front and balcony area to rear  
**Location:** Whiteacre 19 Downs Road South Wonston Winchester Hampshire SO21 3EU

**Decision:      Application Withdrawn**

**Sparsholt                      Ward                      Sparsholt**

**Conservation Area:**

**Case No:** 07/01585/FUL  
**Ref No:** W00124/112  
**Date Valid:** 9 July 2007  
**Grid Ref:** 442386 131890  
**Team:** WEST                      **Case Officer:** Mr Neil Mackintosh  
**Applicant:** Mr Nigel E Stephens  
**Proposal:** Temporary siting of 4 no double modular classrooms and 2 no single modular units for 48 months (RETROSPECTIVE)  
**Location:** Sparsholt College Westley Court Road Sparsholt Hampshire

**Decision:      Application Permitted**

**Conditions/Reasons**

1 The permission hereby granted shall be for a limited period expiring on 31 August 2010 on or before which date all of the modular classrooms and access ramps shall be removed and the land restored to its former condition in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

Reason: The development is of a type not considered suitable for permanent retention.

**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: T5  
Winchester District Local Plan Review: SF8, CE5, DP3, T1, T4, T5

**Sparsholt                      Ward                      Sparsholt**

**Conservation Area:**

**Case No:** 08/02096/FUL  
**Ref No:** W00124/118  
**Date Valid:** 18 September 2008  
**Grid Ref:** 442381 131881  
**Team:** WEST                      **Case Officer:** Nick Parker  
**Applicant:** Sparsholt College  
**Proposal:** Redevelopment of existing car park to provide 1 no. two storey sports hall  
**Location:** Sparsholt College Stockbridge Road Sparsholt Hampshire

**Decision:      Application Permitted**

**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 external materials 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.

3 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 within the first planting season following 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:
- 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 reinforcement of the existing hedgerow and new hedgerow planting:
- manner and treatment of watercourses, ditches and banks:
- implementation programme.

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

4 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, and nature conservation.

5 If during any stage of the development, unexpected contamination is identified then no further development shall be carried out until an assessment has been completed and a scheme to deal with any additional contamination is submitted and approved in writing by 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.

Reason: In order to secure satisfactory development and to protect the major aquifer beneath the site in the interests of safety and amenity.

6 Details of the floor slab levels and existing and proposed ground levels shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on the site. The development shall be carried out in accordance with the approved details.

Reason: To protect the visual amenity of the area.

7 Prior to any demolition, construction or groundwork commencing on the site, an Arboricultural Method Statement (AMS), in accordance with BS5837:2005; shall be submitted to and approved by the Local Planning Authority. The AMS shall cover the following points relevant to the retention of trees:

- (i) tree protection plan;
- (ii) tree protection measures including ground protection where appropriate;
- (iii) technical specification for low impact "no dig" construction of access and pathways within root protection areas;
- (iv) schedule of works and arboricultural monitoring including pre-start meetings with the Local Planning Authority's Arboricultural Officer prior to commencement and prior to the installation of "no dig" surfacing;
- (v) specification of any proposed tree works required to facilitate the development.

The Arboricultural Officer shall be informed as soon as the construction exclusion zone has been fenced so that it can be inspected and deemed appropriate and in accordance with the approved AMS.

The Arboricultural Officer shall be informed prior to the commencement of construction of the special surfacing under tree canopies so that a pre-commencement site visit can be carried out. Telephone contact 01962 848317

No arboricultural works shall be carried out to trees other than those specified and in accordance with the AMS

Any deviation from the works prescribed or methods agreed in accordance with the AMS shall be agreed in writing by the Local Planning Authority.

Reason: In order to protect the existing trees during the works in the interests of the visual amenity of the area.

8 The development hereby permitted shall be implemented in accordance with the findings of the Phase 1 Ecological Survey (ECOSA Ltd 29th August 2008) unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of nature conservation.

9 The development hereby permitted shall not be occupied until the measures and initiatives outlined in chapter 4 of the Travel Plan (Document ref. Capita Symonds 31600/D5, August 2008) are implemented unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to encourage alternative methods of transport other than the private motor car.

### **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:  
Policies DP.2 (major land owners master plans),  
DP.3 (general design criteria),  
DP.4 (landscape/loss of views),  
DP.6 (sustainability/renewable energy),  
CE.4 (essential facilities/services in the Countryside),  
T.1 (development served efficiently by public transport, cycling and walking),  
T.4 (parking standards)

**Swanmore**

**Ward**

**Swanmore And Newtown**

**Conservation Area:**

**Case No:** 08/02238/FUL

**Ref No:** W12981/09

**Date Valid:** 8 October 2008

**Grid Ref:** 457572 116476

**Team:** WEST

**Case Officer:** Claire Burriss

**Applicant:** Mr Anthony Collins

**Proposal:** Conversion of roof space in existing detached garage to form accommodation including 2 no. dormers and external staircase

**Location:** Leacock House Church Road Swanmore Southampton Hampshire SO32 2PA

**Decision: Application Permitted**

**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 dormer windows hereby permitted shall match those used in the existing building. No development shall take place until details of the materials to be used in the construction of the external staircase; 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 a satisfactory visual relationship between the new development and the existing.

**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.1, DP.3



## 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.1, DP.3

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 Sundays or recognised public holidays. 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.

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

**Twyford**

**Ward**

**Colden Common And Twyford**

### Conservation Area:

**Case No:** 08/01968/FUL

**Ref No:** W07694/02

**Date Valid:** 25 September 2008

**Grid Ref:** 447923 123495

**Team:** WEST

**Case Officer:** Mr Ian Cousins

**Applicant:** Mr Mark Durrant

**Proposal:** Erection of stables/tack and hay store room on land to the rear of Briar Cottage

**Location:** Briar Cottage Highbridge Road Twyford Moors Winchester Hampshire SO21 1RN

**Decision:** **Application Permitted**

### 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 development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 10 metres from the highway boundary.

Reason: In the interests of highway safety.

3 Before the development hereby approved is first brought into use, visibility splays of 2 metres by 120 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times.

Reason: In the interests of highway safety.

4 Prior to the completion of development a cut off drain shall be provided to prevent the egress of surface water onto the public highway.

Reason: In the interests of highway safety.

5 Any gates provided shall be set back a minimum distance of 10 metres from the edge of the carriageway of the adjoining highway.

Reason: In the interests of highway safety.

6 No development shall take place until details and samples of the materials 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.

7 No floodlighting whether free standing or affixed to an existing structure, shall be provided on the site at any time.

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

8 Details of the facilities for the storage of horse manure and its means of disposal from the site shall be submitted to and approved in writing by the Local Planning Authority before the use of the stables is commenced. The facilities shall be provided and thereafter maintained in accordance with the approved details.

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

### **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; RT11; CE28

3. The applicant is advised that this permission only authorises a personal use of the stables, as applied for, and any other use, including livery, would require a further grant of planning permission.

**Twyford                      Ward                      Colden Common And Twyford**

**Conservation Area:**

**Case No:** 08/02148/LIS  
**Ref No:** W11667/25LB  
**Date Valid:** 10 September 2008  
**Grid Ref:** 447771 123381  
**Team:** WEST                      **Case Officer:** Mr Ian Cousins  
**Applicant:** Mr And Mrs Scott  
**Proposal:** Conversion of existing window into French window  
**Location:** Twyford Moors House Highbridge Road Twyford Moors Winchester  
Hampshire SO21 1RL

**Decision:      Application Permitted**

**Conditions/Reasons**

1 The works hereby consented to shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2 Before development commences drawings at a scale of 1:20 showing the following information, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in strict accordance of these approved details.

- i) The relationship between the existing brickwork and the proposed opening.
- ii) Details of how a level access is to be achieved into the building.

Reason: In the interests of the character and integrity of the listed building.

**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: HE14

**Upham                      Ward                      Owslebury And Curdridge**

**Conservation Area:**

**Case No:** 08/01161/FUL  
**Ref No:** W10910/04  
**Date Valid:** 30 June 2008  
**Grid Ref:** 452382 119531  
**Team:** WEST                      **Case Officer:** Lorna Hutchings  
**Applicant:** Mr Richard Carrington  
**Proposal:** Erection of fence to South and West boundaries  
**Location:** Three Springs Winchester Road Upham Southampton Hampshire  
SO32 1HA

**Decision:            Application Withdrawn**

**West Meon                      Ward                      Upper Meon Valley**

**Conservation Area:**

**Case No:** 08/02300/FUL  
**Ref No:** W06664/12  
**Date Valid:** 6 October 2008  
**Grid Ref:** 464235 124617  
**Team:** EAST                      **Case Officer:** Ms Anna Rolls  
**Applicant:** Mrs Tamasin Willcock  
**Proposal:** Erection of field shelter for equestrian use  
**Location:** Berwyn Cottage Marlands Lane West Meon Petersfield Hampshire  
GU32 1JZ

**Decision:            Application Permitted**

**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 field shelter hereby approved shall be stained a dark colour to be agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details and maintained thereafter in that condition.

Reason: In the visual interests of the preserving the special character of the AONB.

3 The use of the field shelter hereby permitted shall be restricted to the keeping of horses on the site for private recreational use only and shall not at any time be used for any other form of equestrian activity such as for any commercial riding, breeding or training purposes.

Reason: To ensure the satisfactory development of the site and in the interests of the amenity of the area and highway safety.



3 A detailed scheme for soft landscaping along the parapet wall on the south east elevation shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the date of this permission. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following approval of the submitted scheme. 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 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. 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: G1, G2  
Winchester District Local Plan Review 2006: CE1, CE3, RT12, DP3

**Wickham                      Ward                      Wickham**

**Conservation Area:**

**Case No:** 08/02138/FUL  
**Ref No:** W10973/01  
**Date Valid:** 20 October 2008  
**Grid Ref:** 458315 111116  
**Team:** WEST                      **Case Officer:** Mr James Jenkison  
**Applicant:** Mr Chris Pink  
**Proposal:** Erection of 1 no. three bed dwelling on land adjacent to Oak Dene  
**Location:** Oak Dene Southwick Road Wickham Fareham Hampshire PO17  
6HS

**Decision:      Application Refused**

**Conditions/Reasons**

1 The site is located outside a recognised settlement in an unsustainable location in the countryside remote from local services and good public transport links. The proposal is therefore contrary to PPS7 and Policy H4 of the Adopted Winchester District Local Plan Review 2006 and supplementary planning guidance 'Implementation of Infilling Policy' in that it would result in additional housing in an unsustainable location in the countryside for which there is no overriding justification.

2 The proposal is contrary to policies DP3, DP5, CE5 and H4 of the Adopted Winchester District Plan Review 2006 in that:  
(i) the design, siting and layout of the proposed new dwelling and residential land plot would be detrimental to the character of the countryside and would result in the creation of an isolated formal row of suburban housing inappropriate for this countryside location.

3 The proposal is contrary to Policy RT4 of the Adopted 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 amenities of the area and would undermine this Plan's policies for recreational open space provision within the District.

4 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.

**Informatives**

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

Winchester District Local Plan Review 2006: H4, RT4, DP3, DP5, CE5, DP9

**Winchester Town**

**Ward**

**St Bartholomew**

**Conservation Area:**

**Case No:** 08/01803/TPO

**Ref No:** WTPO/0126/03

**Date Valid:** 15 September 2008

**Grid Ref:** 448095 130617

**Team:** WEST **Case Officer:** Mr Ivan Gurdler

**Applicant:** Mr Michael Seaton

**Proposal:** 2no. Cherry trees -crown reduce by 20% crown thin by 15%; 1no. Sycamore tree - crown reduce by 20%; 2no. Lawson Cypress trees in group of 8 - reduce height of 2 tallest down to height of the rest ; 1no. Yew tree - crown lift to 3.5m over footpath

**Location:** Alton Court Northlands Drive Winchester Hampshire

**Decision: Application Refused**

**Conditions/Reasons**

1 The Western Red Cedars are a significant group of trees that can be seen from the highway and an important feature in the street scene. The overall health of the group of trees is average with adequate shoot extension growth and foilage density. They are visable to the surrounding properties with high amenity value. Removal of the tops will be detrimental to the visual public amenity of the area and will have a detrimental affect upon their health.

**Informatives**

1. The Council may consider the works to the cherries, yew and sycamore if a new appication is submitted.  
The removal of tops of trees is not a recommended Arboricultural practice.

**Winchester Town**

**Ward**

**St Bartholomew**

**Conservation Area:**

**Case No:** 08/02004/FUL

**Ref No:** W16260/04

**Date Valid:** 22 August 2008

**Grid Ref:** 448358 130244

**Team:** WEST

**Case Officer:** Mr James Jenkison

**Applicant:** Mr Michael Culhane

**Proposal:** Demolition of existing garage and erection of detached two bedroom dwelling to the rear of 47 Monks Road (RESUBMISSION)

**Location:** 47 Monks Road Winchester Hampshire SO23 7EQ

**Decision:** **Application Refused**

**Conditions/Reasons**

1 The development as proposed is contrary to Policy E16 of the Hampshire County Structure Plan Review and Policies DP3, DP5 and HE5 of the Winchester District Local Plan Review in that it would;

- a) by reason of its design, including the mix of materials, be out of character with, and detrimental to, the character and appearance of the Winchester Conservation Area,
- b) by reason of its size, scale and location result in loss of amenity for neighbouring properties, by reason of loss of light and its overbearing effect,
- c) provide inadequate on-site amenity space and living conditions.

2 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.

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.

**Informatives**

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

Hampshire County Structure Plan Review: E16

Winchester District Local Plan Review 2006: RT4, DP3, DP5, DP9, HE5

**Winchester Town                      Ward      St Michael**

**Conservation Area:** Winchester Conservation Area  
**Case No:** 08/02019/FUL  
**Ref No:** W03270/35  
**Date Valid:** 22 October 2008  
**Grid Ref:** 448635 129262  
**Team:** WEST                      **Case Officer:** Claire Burriss  
**Applicant:** Richard Steel And Partners  
**Proposal:** (AMENDED DESCRIPTION) Change of use of store room to residential to form part of the existing flat at 19b Bridge Street; alterations to existing doors and windows  
**Location:** 4 Chesil Street Winchester Hampshire SO23 0HU

**Decision:      Application Permitted**

**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 development hereby permitted is commenced, a profile drawing at 1:20 scale, detailing the cill depth of the replacement window in the south elevation, shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented as approved.

Reason: In order to safeguard the special architectural or historic interest of the building.

**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.1, DP.3, HE.5, HE.13, HE.14, SF.4

**Winchester Town                      Ward      St John And All Saints**

**Conservation Area:**

**Case No:** 08/02180/TPO  
**Ref No:** WTPO/1431/02  
**Date Valid:** 19 September 2008  
**Grid Ref:** 449122 129120  
**Team:** EAST                      **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Mr Thorn-Henderson  
**Proposal:** Fell 1no. horse Chestnut tree; fell 1no. tree (Species unknown); fell  
1no. Ash tree  
**Location:** 24 Quarry Road Winchester Hampshire SO23 0JG

**Decision:      Application Refused**

**Conditions/Reasons**

1 The trees are of considerable amenity value. There are no arboricultural reasons to justify their removal.

**Informatives**

1. The applicant is advised that minor pruning to the Hornbeam may be supported by the council, should the applicant reapply.

**Winchester Town                      Ward      St Bartholomew**

**Conservation Area:**

**Case No:** 08/02257/FUL  
**Ref No:** W02445/24  
**Date Valid:** 2 October 2008  
**Grid Ref:** 448598 129708  
**Team:** EAST                      **Case Officer:** Ms Anna Rolls  
**Applicant:** Trinity Winchester  
**Proposal:** Erection of 2.4 metre fence around external plant  
**Location:** British Red Cross Society Durngate House Durngate Winchester  
Hampshire SO23 8DX

**Decision:      Application Permitted**

**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 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 ref. KERR/1273d written by Mr B Kowalczyk submitted to the Local Planning Authority.

Reason: To ensure the protection of trees which are to be retained.

3 The fence hereby approved shall be stained a colour to be agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details and maintained thereafter in that condition.

Reason: In the interests 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: DP3 DP4

**Winchester Town**

**Ward**

**St John And All Saints**

#### **Conservation Area:**

**Case No:** 08/02318/FUL

**Ref No:** W21132/01

**Date Valid:** 6 October 2008

**Grid Ref:** 449008 128398

**Team:** EAST

**Case Officer:** Mr Nick Fisher

**Applicant:** Mr Peter Clarke

**Proposal:** Two storey side and single storey rear extensions with alterations to existing porch; detached single garage and widening of existing access (RESUBMISSION)

**Location:** Marnel 2 Chilcomb Lane Winchester Hampshire SO23 8RB

**Decision:** **Application Permitted**

#### **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 extension and garage building hereby permitted shall match those used in the existing building unless otherwise agreed in writing by the Local Planning Authority. Concrete roof tiles shall not be used for the roof of the extension unless otherwise agreed in writing by the Local Planning Authority.

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

## 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: DP1, DP3, DP4, CE5, CE23

**Winchester Town**                      **Ward**            **St Michael**

### Conservation Area:

**Case No:** 08/02319/FUL  
**Ref No:** W21267  
**Date Valid:** 7 October 2008  
**Grid Ref:** 447612 128799  
**Team:** WEST                      **Case Officer:** Mr Ian Cousins  
**Applicant:** Mr And Mrs Tugwell  
**Proposal:** Two storey side extension  
**Location:** 33 Christchurch Road Winchester Hampshire SO23 9SY

**Decision:**    **Application Permitted**

### 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 development 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 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 first floor windows other than those expressly authorised by this permission shall, at any time, be constructed in the northern elevation(s) of development hereby permitted.

Reason: To protect the amenity and privacy of the 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:-

Winchester District Local Plan Review 2006: DP3; HE4; HE5

**Winchester Town**                      **Ward**                      **St Michael**

### Conservation Area:

**Case No:** 08/02343/TPO  
**Ref No:** WTPO/1425  
**Date Valid:** 8 October 2008  
**Grid Ref:** 447406 128200  
**Team:** WEST                      **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Mrs L Sefton  
**Proposal:** Fell 1no. Ash tree  
**Location:** 130 Christchurch Road Winchester Hampshire SO23 9QY

**Decision:**                      **Application Refused**

### Conditions/Reasons

1 No supporting evidence has been provided to justify the felling of what appears to be a healthy tree with good vigour and shoot extensions. As the tree has a high amenity value to the users of Lower Stanmore Lane and the railway, the removal of this tree will have a detrimental effect to the public visual amenity of the area. It is considered that blocking out of the sun and shading of the garden does not provide sufficient justification for felling a seemingly healthy tree with high visual amenity value.

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

### Conservation Area:

**Case No:** 08/02372/TPC  
**Ref No:** W19521/06TPOCA  
**Date Valid:** 14 October 2008  
**Grid Ref:** 448278 130330  
**Team:** WEST                      **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Mr Mike Caldwell  
**Proposal:** Fell 1no. Sycamore tree; fell 1no. Horse Chestnut tree  
**Location:** 2 Nuns Road Winchester Hampshire SO23 7EF

**Decision:**                      **That no objection be raised**

**Winchester Town**

**Ward**

**St Michael**

**Conservation Area:**

**Case No:** 08/02394/LIS

**Ref No:** W06749/07

**Date Valid:** 17 October 2008

**Grid Ref:** 447832 128857

**Team:** WEST

**Case Officer:** Mr James Jenkison

**Applicant:** Winchester College

**Proposal:** Demolition of external fire escape; alterations to existing fenestration including removal of one and relocation of 2 no. roof windows; construction of internal partitions

**Location:** Chernocke House St Cross Road Winchester Hampshire SO23 9QP

**Decision: Application Permitted**

**Conditions/Reasons**

1 The works hereby consented to shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) 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: E16, E17

Winchester District Local Plan Review 2006: HE5, HE14, HE15

**Winchester Town**

**Ward**

**St Barnabas**

**Conservation Area:**

**Case No:** 08/02401/TPO

**Ref No:** WTPO/1021/22

**Date Valid:** 17 October 2008

**Grid Ref:** 446473 130428

**Team:** EAST

**Case Officer:** Mr Ivan Gurdler

**Applicant:** Mrs Forward

**Proposal:** Fell 1no. Acer tree; fell 1no. Aesculus tree

**Location:** 8 Hampton Lane Winchester Hampshire SO22 5LF

**Decision:** **Application Permitted**

**Conditions/Reasons**

1 Following the removal of the tree hereby consented, two extra heavy standard lime trees shall be planted (within the area of trees subject to tree felling) within a period of 9 months or such other species, size location or period as may be agreed in writing by the LPA

If, within a period of 2 years from the date of planting, the tree (or any other tree planted in replacement for it) is removed, uprooted, destroyed or dies, another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the local planning authority give their written consent.

Reason - To maintain the tree cover and the contribution that trees make to the character and amenity of the area

**Informatives**

1. An extra heavy standard is defined as having 16- 18 cm girth at planting and having a height between 4.25 and 6m at planting. Replacement of trees is enforceable in law and failure to comply with the condition could result in the issue of a tree replacement notice and prosecution if the local planning authority believes that the criteria of the condition has not been met.

Trees make an important contribution to the character of the conservation area creating a green environment which we all enjoy. Winchester City Council encourages the planting of new trees to replace any that are felled in order to maintain the positive benefits that trees provide.

**Winchester Town                      Ward              St Bartholomew**

**Conservation Area:**

**Case No:** 08/02449/FUL  
**Ref No:** W09272/61  
**Date Valid:** 22 October 2008  
**Grid Ref:** 448192 129463  
**Team:** WEST                      **Case Officer:** Miss Megan Birkett  
**Applicant:** River Island Clothing Co  
**Proposal:** Installation of a new shopfront  
**Location:** River Island 120 - 121 High Street Winchester Hampshire SO23  
9AS

**Decision:      Application Refused**

**Conditions/Reasons**

1 The loss of the existing shopfront, and its replacement by the proposed shopfront would be detrimental to the character and appearance of the conservation area. The proposed plate glass design of the shopfront, without glazing bars mullions and jettied stallrisers, in conjunction with the use of aluminium, with a dark finish, would fail to relate sympathetically to the building or street scene. The application is contrary to policies HE5, HE9 and HE10 of the Winchester District Local Plan Review 2006, policy E16 of the Hampshire County Structure Plan (review) and the Winchester City Council design guidance for the control of shopfronts and signs.

**Informatives**

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

Hampshire County Structure Plan Review: E16  
Winchester District Local Plan Review 2006: DP3, HE5, HE9, HE10

**Winchester Town                      Ward              St Michael**

**Conservation Area:**

**Case No:** 08/02462/TPC  
**Ref No:** W07774/06TPOCA  
**Date Valid:** 24 October 2008  
**Grid Ref:** 447648 129181  
**Team:** WEST                      **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Mr Robin Hutson  
**Proposal:** Fell 1no. Box elder; fell 1no. Silver Birch tree  
**Location:** The Beeches 7 Christchurch Road Winchester Hampshire SO23  
9SR

**Decision:      That no objection be raised**

**Winchester Town**

**Ward**

**St Michael**

**Conservation Area:**

**Case No:** 08/02520/TPC  
**Ref No:** W15645/01TPOCA  
**Date Valid:** 3 November 2008  
**Grid Ref:** 447407 128205  
**Team:** WEST **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Dr Cledwyn Jenkins  
**Proposal:** Fell 1no. Christmas tree  
**Location:** 128 Christchurch Road Winchester Hampshire SO23 9QY

**Decision:** That no objection be raised

**Informatives**

1. Trees make an important contribution to the character of the conservation area creating a green environment which we all enjoy. Winchester City Council encourages the planting of new trees to replace any that are felled in order to maintain the positive benefits that trees provide.

**Winchester Town**

**Ward**

**St Michael**

**Conservation Area:**

**Case No:** 08/02522/TPC  
**Ref No:** W13117/02TPOCA  
**Date Valid:** 3 November 2008  
**Grid Ref:** 447595 129491  
**Team:** WEST **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Dr Anne Williams  
**Proposal:** 1no. Eucalyptus tree - crown reduce by 25%  
**Location:** 12 St James Terrace Winchester Hampshire SO22 4PP

**Decision:** That no objection be raised

**Informatives**

1. It is advised that the tree is inspected on a regular basis by a qualified Arborist to ascertain the type of fungi and its decay strategy.

**Winchester Town                      Ward              St Bartholomew**

**Conservation Area:**

**Case No:** 08/02556/TPC  
**Ref No:** W10114/07TPOCA  
**Date Valid:** 5 November 2008  
**Grid Ref:** 448115 130439  
**Team:** WEST                      **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Mrs Sarah Sherred  
**Proposal:** Fell 1no. Cherry tree in rear garden  
**Location:** The Tollgate Arthur Road Winchester Hampshire

**Decision:      That no objection be raised**

**Winchester Town                      Ward              St Bartholomew**

**Conservation Area:**

**Case No:** 08/02599/TPC  
**Ref No:** W10079/03TPOCA  
**Date Valid:** 7 November 2008  
**Grid Ref:** 448094 130386  
**Team:** WEST                      **Case Officer:** Mr Ivan Gurdler  
**Applicant:** Mrs Wilkinson  
**Proposal:** 1no. Betula tree - crown reduce 2m and reduce longer branches to clear property.  
**Location:** Buckingham House 50 Hyde Street Winchester Hampshire SO23 7DY

**Decision:      That no objection be raised**