

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

**DECISIONS**

**25.10.2007**

PART II DEVELOPMENT CONTROL APPLICATIONS  
AND DECISIONS THEREON

Item  
01

<b>Parish</b>	<b>Compton And Shawford</b>	
<b>Conservation Area:</b>		
<b>Case No:</b>	07/01434/FUL	
<b>Ref No:</b>	W13437/08	
<b>Date Valid:</b>	7 June 2007	
<b>Grid Ref:</b>	445344 124445	
<b>Team:</b>	WEST	<b>Case Officer:</b> Mr Neil Mackintosh
<b>Applicant:</b>	Mr J G Venn	
<b>Proposal:</b>	Change of use to B1 usage (office/light industrial with ancillary storage)	
<b>Location:</b>	Four Dell Farm, Poles Lane, Otterbourne, Winchester, Hampshire SO21 2DY	
<b>Recommendation:</b>	PER	

**APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-**

**Conditions/Reasons**

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

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

- 2 Plans and particulars showing the detailed proposals for all the following aspects of the development shall be submitted to and approved by the Local Planning Authority in writing before the development commences:-

- landscaping including;  
a landscape design showing the planting proposed to be undertaken, in particular to the south of the car park,  
the means of forming enclosures, in particular to the east of the building,  
the materials to be used for paved and hard surfaces and  
the finished levels in relation to existing levels;
- details and samples of any external cladding materials to be applied to the building;
- details of cycle parking facilities;
- the provision to be made for the drainage of foul and surface water.

Reason: To secure a satisfactory form of development.

- 3 The development hereby permitted shall be used only for B1(business) Uses and for no other purpose (including any other purpose in Class B of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

Reason: In order to limit the use and occupation of the building in accordance with the terms of the application and in the interest of the amenities of the area.

- 4 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.

5 There shall be no outside storage at the premises.

Reason: In order to protect the character and appearance of this countryside location.

### **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: CE5, CE17, DP3, DP4, T1
- 3 The applicant is advised that, if signage is required, the preferred method for this development is one sign, to avoid the proliferation of sign's. Advertisement consent is required, and the applicant is advised to discuss proposals for signage prior to the submission of an application.

Item

02

<b>Parish</b>	<b>Compton And Shawford</b>
<b>Conservation Area:</b>	
<b>Case No:</b>	07/01722/FUL
<b>Ref No:</b>	W13437/09
<b>Date Valid:</b>	10 July 2007
<b>Grid Ref:</b>	445304 124476
<b>Team:</b>	<b>Case Officer:</b> Mr Neil Mackintosh
<b>Applicant:</b>	R And W Plant (Chantacre) Ltd
<b>Proposal:</b>	External cladding (RETROSPECTIVE)
<b>Location:</b>	Industrial Units, Poles Lane, Otterbourne, Hampshire
<b>Recommendation:</b>	REF

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

**Conditions/Reasons**

- 1 The proliferation of rooflights/clear roof panels on the roof of the building is visually intrusive and has a detrimental effect on character of the countryside. The development is therefore contrary to Policies DP.3, CE.5 and CE.17 of the adopted Winchester District Local Plan Review.

**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: CE5, CE17

Item  
**03**

<b>Parish</b>	<b>Littleton And Harestock</b>
<b>Conservation Area:</b>	
<b>Case No:</b>	07/02100/FUL
<b>Ref No:</b>	W01111/09
<b>Date Valid:</b>	23 August 2007
<b>Grid Ref:</b>	445645 132167
<b>Team:</b>	EAST
<b>Case Officer:</b>	Mrs Jill Lee
<b>Applicant:</b>	Mr And Mrs R Hammond
<b>Proposal:</b>	Erection of 1 no. three bedroom detached house and 2 no. two bedroom semi-detached bungalows (RESUBMISSION)
<b>Location:</b>	Rutledge, 29 Main Road, Littleton, Winchester, Hampshire, SO22 6QQ
<b>Recommendation:</b>	REF

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

**Conditions/Reasons**

- 1 The proposed development would be contrary to policy DP3 of the Winchester District Local Plan Review in that it would result in the overdevelopment of the site with a cramped layout and inadequate amenity space (especially plot 3) and an overbearing relationship between the proposed dwelling on plot 1 and the existing property at 4 Valley Road.
- 2 The proposal is contrary to the policies of the Hampshire County Structure Plan Review and 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.

**Informatives**

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

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

Item  
04

<b>Parish</b>	<b>Winchester Town</b>
<b>Conservation Area:</b>	
<b>Case No:</b>	07/02031/FUL
<b>Ref No:</b>	W12121/05
<b>Date Valid:</b>	15 August 2007
<b>Grid Ref:</b>	447469 129722
<b>Team:</b>	EAST
<b>Applicant:</b>	Mr R Bevin
<b>Proposal:</b>	Detached two bed dwelling following demolition of existing ancillary unit
<b>Location:</b>	14 Clifton Road, Winchester, Hampshire, SO22 5BP
<b>Recommendation:</b>	PER
<b>Case Officer:</b>	Mr Tom Patchell

**APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-**

Provided the applicant is prepared to make the following public open space contributions:

Play contribution - £904

Sports contribution - £904

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)

**Conditions/Reasons**

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

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

- 2 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

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

Reason: 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 development permitted by Classes A and B of

Parts 2 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.

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

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

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

Reason: protect the character and appearance of the conservation 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:-

Hampshire County Structure Plan Review: B3, H1, H2, H4, E16, E 17 and E18  
Winchester District Local Plan Review Proposals: DP.3, HE.4, HE.5, H.1, H.3, RT.3, T.1 and T.4

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

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

Item

05

**Parish** **Swanmore**

**Conservation Area:**

**Case No:** 07/00908/FUL

**Ref No:** W14766/05

**Date Valid:** 23 April 2007

**Grid Ref:** 458327 114458

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

**Applicant:** Watson Dairies Ltd

**Proposal:** Installation of 2 no. milk silos

**Location:** Hawks Nest Farm, Bishops Wood Road, Mislingford, Fareham,  
Hampshire PO17 5AS

**Recommendation:** PER

**DEFERRED**

Item

06

**Parish** **Compton And Shawford**

**Conservation Area:**

**Case No:** 07/01724/FUL

**Ref No:** W16379/05

**Date Valid:** 16 July 2007

**Grid Ref:** 444603 124444

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

**Applicant:** Mr And Mrs Hehmet-Ali

**Proposal:** (AMENDED DESCRIPTION) Change of use of land, stables and  
hay barn to commercial livery usage with the addition of a staff  
room (RESUBMISSION)

**Location:** Land Adjacent To Silkstead Farm, Silkstead Lane, Hursley,  
Hampshire

**Recommendation:** PER

**APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-**

**Conditions/Reasons**

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

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

- 2 The use of the site for commercial equestrian purposes as hereby approved shall be limited to not more than 6 horses at commercial livery on the site at any one time.

Reason: To restrict the use of the site in the interests of highway safety and the local amenity.

- 3 Within one month of the date of this permission, 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. The facilities shall be provided and thereafter maintained in accordance with the approved details.

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

- 4 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.

- 5 The land associated with the use hereby permitted shall not be used for the keeping, parking or storage of horse transport vehicles, horse boxes, caravans, mobile stables or any other structures, vehicles or chattels, unless authorised in writing by the Local Planning Authority.

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

### **Informatives**

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

Hampshire County Structure Plan Review: T5  
Winchester District Local Plan Revised 2006: DP3, CE6, CE17, CE28, RT11, T2

- 2 The Local Planning Authority have written to Hants County Council to suggest new road signs, warning traffic of horses, should be erected near the entrance to Silkstead Lane. Also that the visibility splays be cut back west of the junction with Poles Lane.

Item  
07

<b>Parish</b>	<b>Crawley</b>
<b>Conservation Area:</b>	Crawley Conservation Area
<b>Case No:</b>	07/01836/FUL
<b>Ref No:</b>	W11601/12
<b>Date Valid:</b>	23 July 2007
<b>Grid Ref:</b>	442925 134719
<b>Team:</b>	WEST
<b>Case Officer:</b>	Elaine Walters
<b>Applicant:</b>	Enterprise Inns Plc
<b>Proposal:</b>	New boundary wall, alterations to enlarge existing access for vehicles and alterations to existing beer garden inc. pergola
<b>Location:</b>	The Fox And Hounds, Peach Hill Lane, Crawley, Winchester, Hampshire, SO21 2PR
<b>Recommendation:</b>	PER

**APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-**

**Conditions/Reasons**

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

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

- 2 No development shall take place until details and samples of the materials to be used in the construction of the flint and brick front wall, and the pergola, 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. These details shall include the following, as relevant:

- existing and proposed finished levels or contours;
  - details of proposed handrails and fencing, including elevation drawings at scale 1:50;
  - details of the proposed housing and mounting of the retractable awning, including elevation drawings at scale 1:50;
  - details of proposed seating, lighting, (including levels of luminance) and heating equipment to be installed on the new patio and inside the pergola;
  - hard surfacing materials:
- Soft landscape details shall include the following as relevant:
- planting plans;
  - schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
  - implementation programme:

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

- 4 The proposed access and drive, including the footway crossings shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE: A licence is required from Hampshire Highways Winchester, Central Depot, Bar End Road, Winchester, SO23 9NP prior to the commencement of access works.

Reason: To ensure satisfactory means of access.

### 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: DP3, HE5, HE14, HE16, SF6

Item  
08

Parish	Crawley
<b>Conservation Area:</b>	
<b>Case No:</b>	07/01860/LIS
<b>Ref No:</b>	W11601/11LB
<b>Date Valid:</b>	23 July 2007
<b>Grid Ref:</b>	442925 134719
<b>Team:</b>	WEST
<b>Applicant:</b>	Enterprise Inns Plc
<b>Proposal:</b>	New boundary wall, alterations to enlarge existing access for vehicles and alterations to existing beer garden inc. pergola
<b>Location:</b>	The Fox And Hounds, Peach Hill Lane, Crawley, Winchester, Hampshire, SO21 2PR
<b>Recommendation:</b>	PER

**Case Officer:** Elaine Walters

### APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-

#### 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 No development shall take place until details and samples of the materials to be used in the construction of the flint and brick front wall, 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 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 as 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 LPA prior to the commencement of work. A lime putty mortar shall be used unless otherwise agreed in writing by the Local Planning Authority.

(See advice notes on Mortars and Pointing attached).

Reason: To maintain the character of the listed building.

- 4 Prior to the commencement of works a sample panel of (flintwork with brick coping) shall be constructed for the consideration of the Local Planning Authority. When a panel has been completed that meets with the approval of the LPA and such approval has been confirmed in writing, then the development hereby approved shall be finished in a manner identical to the approved panel.

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

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

- existing and proposed finished levels or contours:
- details of proposed handrails and fencing, including elevation drawings at scale 1:50;
- details of the proposed housing and mounting of the retractable awning, including elevation drawings at scale 1:50;
- details of proposed seating, lighting, (including levels of luminance) and heating equipment to be installed on the new patio and inside the pergola;
- hard surfacing materials:

Soft landscape details shall include the following as relevant:

- planting plans;
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
- implementation programme:

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

### **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: DP3, HE5, HE14, HE16, SF6