

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

DECISIONS

03.10.2007

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON

Item

01

Parish **New Alresford**

Conservation Area:

Case No: 07/01538/FUL

Ref No: W02502/20

Date Valid: 19 June 2007

Grid Ref: 458870 132493

Team: EAST

Case Officer: Mrs Jill Lee

Applicant: Mr T Gard

Proposal: New detached building with 6 no. office units over three floors; enclosed ground floor parking; partial demolition of adjacent workshop (RESUBMISSION)

Location: Station Mill, Station Road, Alresford, Hampshire, SO24 9JQ

Recommendation: REF

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

Conditions/Reasons

- 1 The proposed new office building would be contrary to PPG15, policy E16 of the Hampshire County Structure Plan, policies HE4, HE5 and HE16 of the Winchester District Local Plan Review in that it would result in a building which would by reason of its design, bulk and appearance detract from the adjacent listed building and detract from the character and visual amenities of the conservation area.

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: HE4, HE5, HE16.

Item

02

Parish	New Alresford
Conservation Area:	New Alresford Conservation Area
Case No:	07/01539/FUL
Ref No:	W02502/22
Date Valid:	18 June 2007
Grid Ref:	458870 132493
Team:	EAST
Applicant:	Mr T Gard
Proposal:	Conversion of existing mill into 7 no. two bed flats; partial demolition of adjacent workshop to provide garden boundary and cycle store (RESUBMISSION)
Location:	Station Mill, Station Road, Alresford, Hampshire, SO24 9JQ
Recommendation:	REF

Case Officer: Mrs Jill Lee

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

Conditions/Reasons

- 1 The proposed development is contrary to policies SF2 and E1 of the Winchester District Local Plan in that it would result in the loss of employment within the town centre for which no overriding justification has been submitted.
- 2 The proposed development is contrary to policy E14 of the Hampshire County Structure Plan and policy HE1 of the Winchester District Local Plan in that it fails to make satisfactory provision for a programme of archaeological investigation and recording before or during development on a site which is considered to be of archaeological interest.
- 3 The proposal is contrary to the policies of the Hampshire County Structure Plan and the Winchester District Local Plan 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. The proposal would also be likely to prejudice the Hampshire County Structure Plan (Review), the Winchester District Local Plan and the emerging Winchester District Local Plan (Review), in that it would undermine this Plan's Policies for recreational open space provision within the District.
(No Open Space)
- 4 The proposed alterations to the listed building are contrary to the provisions of PPG15, policy E16 of the Hampshire County Structure Plan and policy HE14 of the Winchester District Local Plan in that the historic features of the building have not been retained and the proposed works cause harm to the fabric 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: E14, E16
Winchester District Local Plan: HE1, HE14, RT4, SF2, E1

Item

03

Parish	New Alresford
Conservation Area:	New Alresford Conservation Area
Case No:	07/01540/LIS
Ref No:	W02502/21LB
Date Valid:	18 June 2007
Grid Ref:	458870 132493
Team:	EAST
Applicant:	Mr T Gard
Proposal:	Conversion of existing mill into 7 no. two bed flats; partial demolition of adjacent workshop to provide garden boundary and cycle store (RESUBMISSION)
Location:	Station Mill, Station Road, Alresford, Hampshire, SO24 9JQ
Recommendation:	REF

Case Officer: Mrs Jill Lee

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

Conditions/Reasons

- 1 The proposed alterations to the listed building are contrary to the provisions of PPG15, policy E16 of the Hampshire County Structure Plan and policy HE14 of the Winchester District Local Plan Review in that the historic features of the building have not been retained and the proposed works would cause harm to the fabric 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: HE14

Item

04

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

05

Parish	Compton And Shawford
Conservation Area:	
Case No:	07/01725/FUL
Ref No:	W18260/03
Date Valid:	9 July 2007
Grid Ref:	446364 124274
Team:	WEST
Case Officer:	Mr Ian Cousins
Applicant:	Mr Brian Prebble
Proposal:	2 no. two bedroom flats and 2 no. three bedroom flats in one block with associated garaging and car parking following demolition of existing dwelling (RESUBMISSION) (AMENDED DESCRIPTION)
Location:	Ballakitch, Highways Road, Compton, Winchester, Hampshire, SO21 2DF
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 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.

- 3 The car port hereby approved shall not be used for any other purpose than the parking of cars.

Reason: To ensure the provision and retention of the car port and parking spaces: in the interests of local amenity and highway safety.

- 4 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

- 5 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 occupation of any of the dwellings hereby approved.

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

- 6 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:

- means of enclosure, including any retaining structures:
- existing and proposed finished levels or contours:
- hard surfacing materials:

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

Informatives

- 1 This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
- 2 The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB3; H1; H7; R2
Winchester District Local Plan Review: DP1; DP3; H3; H7; T1; T4

Item

06

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

DEFERRED

Item

07

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

DEFERRED

Item
08

Parish	Bishops Waltham		
Conservation Area:			
Case No:	07/02038/FUL		
Ref No:	W20805		
Date Valid:	17 August 2007		
Grid Ref:	454066 118282		
Team:	WEST	Case Officer:	Miss Megan Birkett
Applicant:	Mrs Robinson		
Proposal:	1 no. dormer window to front		
Location:	3 Ashton Close, Bishops Waltham, Southampton, Hampshire, SO32 1FP		
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 materials to be used in the construction of the external surfaces of the dormer hereby permitted shall match those used in the existing building.

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

Informatives

- 1 This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
- 2 The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Review Proposals: DP3