

PLANNING DEVELOPMENT CONTROL COMMITTEE

25 October 2007

Attendance:

Councillors:

Jefferies (Chairman) (P)

Baxter (P)
Busher (P)
Evans (P)
Huxstep (P)
Lipscomb (P)

Johnston (P)
Pearce (P)
Ruffell (P)
Saunders (P)
Sutton (P)

Others in attendance who addressed the meeting:

Councillors Bell and Jackson

Others in attendance who did not address the meeting:

Councillor Beckett and Love

1. **MINUTES**

RESOLVED:

That the minutes of the previous meetings of the Committee held on 13 September (less exempt minute) and 3 October 2007 be approved and adopted.

2. **DEVELOPMENT CONTROL SCHEDULE**

[\(PDC719 refers\)](#)

The Schedule of Development Control Decisions arising from the consideration of the above Report is circulated separately and forms an appendix to the minutes.

Councillor Lipscomb declared a personal (but not prejudicial) interest in respect of Item 4, as he was a member of the City of Winchester Trust which had commented on the application. However, Councillor Lipscomb had taken no part in the Trust's consideration of the application and therefore spoke and voted thereon.

In the public participation part of the meeting, the following items were discussed:

Item 1: Four Dell Farm, Poles Lane, Otterbourne - Case No: 07/01434/FUL

Mr Bowley and Mr Walmsley (Compton and Shawford Parish Council) spoke against the application and Councillor Bell (a Ward Member) commented on the application.

In summary, Councillor Bell highlighted the concerns raised by local people and explained that the site was difficult to access by foot or cycle. She suggested that the

proposed car parking could be located further to the north, so that it was better screened from Poles Lane. She also raised concerns regarding the number of lorries that could visit the site. However, Councillor Bell welcomed the proposed retention of the farm-style entrance onto Poles Lane and that the site retained the name "farm", so that the rural character of the area was preserved.

In response, the Head of Planning Control explained that the change of use proposed by the applicant was unlikely to generate many visits by large lorries and that the proposed car parking to the front of the building would be screened, as part of the landscaping condition. Whilst he conceded that pedestrian and cycle access to the site was poor, its location near Otterbourne was not remote and was, therefore, sustainable under the terms of the policies.

During debate, Members agreed to amend the proposed landscaping condition (Condition 2) to include boundary treatments and screening, so that the site and its use could be more clearly defined from other parts of the Farm.

At the conclusion of debate, the Committee agreed to grant planning permission for the reasons (and subject to the conditions) set out in the report. The Committee also agreed to amend the landscaping condition as above.

Item 2: Industrial Units, Poles Lane, Otterbourne - Case No: 07/01722/FUL

Mr Walmsley (Compton and Shawford Parish Council) spoke against the application and Mr Moody (agent) spoke in support. Councillor Bell (a Ward Member) commented on the application.

In summary, Councillor Bell expressed both her and her constituents' regret that the application was retrospective, but that she did not consider there to be material reasons to refuse the application. However, she added that she would have preferred that the buildings be clad in stained wood, rather than metal, and that there should have been a greater involvement of Ward Members in the application. She also commented on the enforcement issues surrounding the site.

The Head of Planning Control advised that, whilst the work had already been carried out, this should not have any effect upon the assessment of the application's merits.

Following debate, the Committee noted that the applicant had re-clad the building with reference to the County Council's guidance, but was concerned that the proliferation of rooflights on the buildings was visually intrusive in the countryside.

The Committee therefore agreed to refuse retrospective planning permission, for reasons based on the Committee's view that the buildings' rooflights were visually intrusive.

Item 3: Rutledge, 29 Main Road, Littleton - Case No: 07/02100/FUL

Mr Faulkes, Mr Elsmore (Littleton and Harestock Parish Council) and Councillor Jackson (a Ward Member) spoke against the application and Mr Jezeph spoke in support.

In summary, Councillor Jackson stated that there was little to distinguish the current application from that which the Committee had refused in January 2007 and which was now at appeal. She therefore suggested that the Committee's reasons for refusal were still relevant and should continue to be applied. Furthermore, she

highlighted that the current applicant sought an alteration to the driveway, which was likely to damage the boundary hedge which screened the site from 31a Main Road. However, she requested that if Members were minded to approve the application, additional conditions should be placed to erect a wall along the northern boundary to 31a Main Road and that the proposed bungalows to the rear be prevented from developing their roofspace.

In response, the Head of Planning Control explained that the retention of the hedge was covered by condition. There had been no objection from the Landscape Officer regarding the relationship of the hedgerow to the hard surfacing and driveway.

During debate, the Committee discussed the access, parking, the grassy banks at the front of the site, and the proposed buildings' relationship to neighbouring properties (in terms of overbearing and overshadowing).

At the conclusion of debate, Members resolved to refuse the application for the following reason:

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.

Item 4: 14 Clifton Road, Winchester - Case No: 07/02031/FUL

Mr Masker (agent) spoke in support of the application.

The Head of Planning Control explained that, subsequent to the publication of the Report, the applicant's architect had written to the Council stating that it was his belief that the scheme complied with building regulations.

At the conclusion of debate, the Committee agreed to approve planning permission for the reasons (and subject to the conditions) set out in the report.

Item 6: Land adjacent to Silkstead Farm, Silkstead Lane, Hursley – Case No 07/01724/FUL

Mr Stillwell and Mr Walmsley (Compton and Shawford Parish Council) spoke against the application and Mrs Mehmet-Ali (one of the applicants) spoke in support. Councillor Bell (as a Ward Member) commented on the application.

In summary, Councillor Bell highlighted the number of objections submitted by local residents against the application and that these related to safety, traffic and nuisance issues. She suggested that, if Members were minded to grant the application, conditions should be included which permanently limited the number of livery horses on the site to six (as the applicants had expressed a wish for future expansion) and that the upper field should remain clear of development.

In response, the Head of Planning Control explained that any increase in the number of livery horses would require a further application, which would be judged on its own merits, and that the Highways Engineer had raised no objection to the traffic issues relating to the application.

At the conclusion of debate, the Committee agreed to approve planning permission, for the reasons (and subject to the conditions) set out in the Report. However, the Committee agreed to amend Condition 5, so that it prevented parking and storage of horse transport vehicles in order to protect the amenities of the area.

The Committee also agreed to include an informative to the effect that Hampshire County Council be requested to erect warning signs for horses, near the Silkstead Lane entrance and that the visibility splays be cut back west of the junction with Poles Lane.

Item 7: The Fox and Hounds, Peach Hill Lane, Crawley – Case No: 07/01836/FUL

Mr Lowe (a local resident) spoke against the application.

Following debate, the Committee agreed to approve planning permission for the reasons (and subject to the conditions) set out in the Report. The Committee also agreed an amendment to Condition 2 to require that details of the pergola be submitted prior to development.

The following items were not subject to public participation.

Item 5: Hawks Nest Farm, Bishops Wood Road, Misingford - Case No: 07/00908/FUL

The Head of Planning explained that this item had been deferred due to a misunderstanding with the applicant's agent regarding the public participation procedures.

Item 8: The Fox and Hounds, Peach Hill Lane, Crawley – Case Number: 07/01860/LIS

Following debate, the Committee agreed to approve listed building consent for the reasons (and subject to the conditions) set out in the Report.

RESOLVED:

1. That the decisions taken on the Development Control Applications, as set out in the schedule which forms an appendix to the minutes, be agreed.

2. That in respect of Item 1, planning permission be granted subject to the reasons and conditions and that authority be delegated to the Head of Planning Control, in consultation with the Chairman, to agree detailed wording to an amendment to Condition 2 with regard to landscaping to include boundary treatments and screening, so that the site and its use could be more clearly defined from other parts of the Farm.

3. That in respect of Item 2, planning permission be refused for reasons based on the Committee's concern regarding the proliferation of rooflights on the buildings and their visually intrusive effect in the countryside.

4. That in respect of Item 3, planning permission be refused for reasons based on the Committee's concerns regarding overcrowding, overlooking of 4 Valley Road and the lack of amenity space, especially to Plot 3.

5. That in respect of Item 6, planning permission be granted subject to the reasons and conditions set out in the schedule with an amendment to Condition 5 so that it prevented parking and storage of equestrian equipment, in order to protect the amenities of the area

6. That in respect of Item 7, planning permission be granted subject to the reasons and conditions with an amendment to Condition 2 to require that details of the pergola be submitted prior to development as set out in the schedule which forms an appendix to the minutes

3. **BRAMBRIDGE HOUSE, BRAMBRIDGE**
[\(Report PDC718 refers\)](#)

Councillor Sutton had requested that this item be placed on the agenda under Council Procedure Rule 36.

Councillor Sutton declared a personal (but not prejudicial) interest in this item as a Ward Member and spoke and voted thereon.

Mr Rumbell (on behalf of the freeholders, the M25 Group) broadly agreed with the synopsis of the Report and explained his company's willingness to progress with the next phase of works, to remove Brambridge House from the Buildings at Risk register.

Mr Tudor spoke as a tenant of Brambridge House. In summary, he highlighted areas of the property that still required urgent attention and that, after five years, the M25 Group had still yet to comply with the Council's Enforcement Notices.

The Committee noted that it was the view of the Conservation Officer that, on the whole, the works contained within the Specification and Schedule of Works (revised September 2002 and which formed part of the Section 106 obligation) had been completed to a high standard, with the exception of outstanding making good works in conjunction with the serving of the Enforcement Notice for the removal of the UPVC conservatory. However, Members were concerned there were many other areas which required urgent work to preserve the building.

The Committee therefore agreed to establish an Informal Group, to consider in detail progress against the Specification and Schedule of Works and, in addition to this, other works which were required to remove Brambridge House from the Buildings at Risk register. During discussion, the Committee noted that these were likely to include; making good repairs as part of the S.106 obligation following the removal of the unauthorised conservatory; urgent works to repair or replace leaking rain water and soil vent pipes; and the removal of overgrown vegetation from the garden elevation along with a further phase of more comprehensive repairs. Members agreed that the freeholder should be urged to undertake the repairs to rainwater goods and cutting back vegetation as a matter of urgency.

RESOLVED:

1. That officers continue to liaise with the freeholder to urge them to undertake works which are urgently necessary, complete outstanding works as required by the Enforcement Notices/ s106 obligation in relation to making good following the removal of UPVC Conservatory, undertake a programme of regular maintenance and bring forward a further phase of comprehensive repair works.

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

DECISIONS

25.10.2007

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON

Item
01

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

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

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

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

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

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

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

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
Case Officer:	Elaine Walters
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

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
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

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