



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Grant of Planning Permission

Planning Application Reference: **18/00104/FUL**

Decision Date:- 12.03.2018

Winchester City Council **GRANTS** planning permission for **Erection of a stable block to include 4 stables and tack room.** at **Soake Road, Denmead, PO7 6JA** subject to the following conditions:

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

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

2 The development hereby approved shall be constructed in accordance with the approved floor plan and elevational drawings.

2 Reason: In the interests of proper planning and for the avoidance of doubt.

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in section 9 (materials) of the associated application forms.

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

4 The stables hereby permitted shall only be used for 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 commercial riding, breeding or training purposes. The building shall not be used for other commercial or business purposes.

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

5 Details of the facilities for the storage of horse manure/stable waste 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.

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

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6 No external lighting, whether free standing or affixed to a structure, shall be provided on the site at any time. If external lighting is required, details of any external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation. The external lighting will not be switched on between the hours of 22:00 in the evening and 07:00 the following morning., ,

6 Reason: To protect the appearance of the area and the environment from light pollution

J Pinnock
Julie Pinnock BA (Hons) MTP MRTPI
Head of Development Management

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Notes To Accompany Planning Decision Notice

General Notes for Your Information:

1. In accordance with paragraphs 186 and 187 of the NPPF, Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

2. In this instance a site meeting was carried out with the applicant.

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

The Local Plan Part 2 (2017):

3. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out above, 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.

4. 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 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.

5. Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

For further advice, please refer to the Construction Code of Practice <http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

6. Please be advised that Building Regulations may be required for this development. Please contact WCC Building Control Department for more information (T: 01962 848176, E: buildingcontrol@winchester.gov.uk)

- 0 The site is within 50m of the Green-winged Orchid which is a protected and notable species. They are found in old hay meadows and unimproved grasslands. The Wildlife Trusts promote sympathetic management to protect

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and expand such sites. If you identify any of the species please contact the local Wildlife Trust.

Rights of Appeal:

- The applicant or the applicant's representative has the right to appeal to the Secretary of State against any of the conditions applied to this permission under section 78 of the Town and Country Planning Act 1990.
- As this is a decision relating to a householder application, any appeal against the conditions must be made by 4 June 2018
- If an enforcement notice is served relating to the same or substantially the same land development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- Appeals must be made using a form which you can get from the Secretary of State at:

The Planning Inspectorate (England)
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Or online at:

<https://www.gov.uk/government/organisations/planning-inspectorate>

- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by the Secretary of State.

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