



Winchester City Council

S. J. BIRCH, M.A., MRTPI, ARICS
Chief Planning Officer

Avalon House, Chesil Street, Winchester, Hampshire SO23 0HU

Tel: (01962) 848177/848293

Compton & Shawford Parish Council
c/o Charles M Walker Architect
24 Cranworth Road
Winchester
Hants
so22 6SE

Fax: (01962) 849101
Dx No: WIN 120400

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Case No: 9701218FUL
Ref No: W03591/05
Grid Ref: 446614
124833

Construction of new pavilion, provision of car park for 58 No. vehicles, tennis court and new vehicular access

Memorial Playing Field Shepherds Lane Compton Winchester Hants

In pursuance of its powers under the above mentioned Act, the Council, as the Local Planning Authority hereby GRANT planning permission from the date below in accordance with the plans and particulars submitted with your application received on 7 July 1997, as amended by plans received on 14 August 1997, received on 7 October 1997, and subject to compliance with the following conditions if specified hereunder:-

1. The development hereby permitted shall be begun before the expiration of five 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.

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 pavilion 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. 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.

- ?
4. The development hereby permitted shall be used for a sports pavilion and for no other purpose (including any other purpose in Class D2 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: To restrict the use of the premises in the interests of highway safety and local amenity.

5. All work relating to the development hereby approved, including works of demolition or preparation prior to operations, shall only take place between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of adjoining properties during the construction period.

6. No sound amplifying equipment, which when operated is audible outside the premises, shall be installed in the premises without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the occupiers of nearby properties.

- . ?
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 occupants of nearby properties.

8. 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.

9. 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.

10. The proposed access and drive, including footway verge and crossing 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 the Area Surveyor prior to commencement of access works.

Reason: To ensure satisfactory means of access.

- 11 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 metres from the highway boundary.

Reason: In the interests of highway safety.

12. The existing vehicular access to the site shall be stopped up and abandoned immediately after the completion of the new access hereby approved.

Reason: In the interests of highway safety.

13. Before the development hereby approved is first brought into use, the access shall be splayed back at an angle of 45 degrees.

Reason: In the interests of highway safety.

14. Before the development hereby approved is first brought into use, visibility splays of 4.5 metres by 90 metres shall be provided at the junction of the access and public highway. No structure, erection or vegetation exceeding 1.05 metres in height above the level of the adjacent highway shall be permitted within the splays.

Reason: In the interests of highway safety.

- 15 Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable vehicles using the site to enter and leave in a forward gear. The turning space shall subsequently be retained and kept available for such purposes at all times.

Reason: In the interests of highway safety.

- 16 Before the development hereby approved is first brought into use, a minimum of 58 car parking spaces shall be provided within the curtilage of the site and thereafter maintained and kept available.

Reason: To ensure adequate car parking provision within the site in accordance with the standards of the Local Planning Authority.

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

Reason: In the interests of highway safety.

Informatives:

1. DRAINAGE REQUIREMENTS

This development lies within an Aquifer Protection Zone and Southern Water Services Ltd and the Environment Agency must be consulted regarding drainage proposals.

2. Any work of tree surgery which is agreed with the Local Planning Authority should be undertaken by a professional Tree Surgeon who is capable of carrying out the instruction of tree work to British Standard 3998.

A handwritten signature in black ink, appearing to read "James Brown". The signature is written in a cursive style with a long horizontal stroke at the end.

Chief Planning Officer
30 October 1997

Case No: 9701218FUL
Ref No: W03591/05

WINCHESTER CITY COUNCIL

NOTES FOR GUIDANCE OF APPLICANTS

**GRANT OR REFUSAL OF FULL OR OUTLINE PLANNING PERMISSION
APPROVAL OR REFUSAL OF APPROVAL OF DETAILS**

These Notes accompany and form part of the decision notice on your planning application. Please read them carefully - they contain important information.

1. YOUR DECISION NOTICE

1.1. Please check your decision notice carefully, noting any conditions attached or reasons for refusal. If you have any queries about anything contained in the decision notice, please contact this Authority immediately.

1.2. In particular please note any **conditions attached to a grant of planning permission requiring** the submission of further details before development begins. Such details **MUST** be submitted and approved before any work starts, otherwise **legal action may be taken**.

1.3. The decision notice and accompanying drawings are important documents. You are advised to keep them safely with the deeds or other papers relating to your property.

1.4. At the end of your decision notice you may find 'Notes to Applicants'. Please read them carefully - they provide important additional advice.

2. APPROVED DRAWINGS

2.1. The development, if approved, must be carried out in accordance with the approved plans (this means the drawings duly endorsed and enclosed with this decision notice). Enforcement action may be taken if the approved plans are not adhered to.

2.2. It is therefore important that **copies of** the decision notice and the drawings are supplied to your builders/contractor, where applicable. It is important that the drawings they use are consistent with the approved plans.

2.3. **If you wish to vary in any way an approved proposal**, it is essential that you contact the City Council's Planning Department for advice.

3. RIGHTS OF APPEAL

3.1. *If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.*

3.2. *If you want to appeal, then you must do so within six months of the date on your decision notice, using a form which you can get from the Planning Inspectorate at Tollgate House, Houlton Street, Bristol, BS2 9DJ.*

3.3. *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.*

3.4. *The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions under a development order.*

3.5. *In practice, the Secretary of State does not refuse to consider appeals solely because*

the local planning authority based its decision on a direction given by him.

4. PURCHASE NOTICES

4.1. If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted.

4.2. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase the interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

6. INFORMATIVE NOTES

(1) SCOPE OF PERMISSION

Planning permission, if granted, does not purport to grant any approval or consent which may be required under any other statutory enactment, byelaw, order or regulation, other than Section 67 of the Town and Country Planning Act 1990.

(2) BUILDING REGULATIONS AND FIRESAFETY

You are reminded that approval under the Building Regulations may also be required for the proposed development. Please contact the City Council's Building Control Department for further advice.

Your attention is drawn to the requirements of both Regulation B5 of the Building Regulations 1991 and Section 12 of the Hampshire Act 1983, in respect of the provision of access and facilities for the Fire Service to buildings.

(3) RIGHTS OF WAY

Developers are reminded that the grant of planning permission does not entitle them to obstruct a public right of way. If it is necessary to stop up or divert a right of way in order to enable the development to be carried out, they should apply without delay:-

- (i)** In the case of a footpath or ~~bridleway~~, to the City Council for an order under Section 257 of the Town and Country Planning Act 1990;
- (ii)** In the case of a highway, to the Secretary of State for the Environment for an order under Section 247 of the Town and Country Planning Act 1990.

First *May 1996*