



Firefly Wood
Mr Andrew Black
1 Ritchies Lane
Perth Road
Dundee
DD2 1ED

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION	Case No:	11/01337/SFUL
	W Ref No:	W07199/18
	Grid Ref:	462865 123462

**This application lies within (or partly within) the South Downs National Park
Erection of three bedroom agricultural workers dwelling with associated
landscaping (RESUBMISSION)
Moorhen Trout Fishery, Moorhen Farm, Alton Road, Warnford, Southampton**

In pursuance of its powers under the above mentioned Act, the Council, as the Local Planning Authority, hereby GRANTS permission for the above development(s) in accordance with the plans and particulars submitted with your application received on 14 June 2011 and subject to compliance with the following conditions:-

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 Before development commences fully annotated plans, elevations and sections at 1:20 scale shall be submitted to and approved in writing by the local planning authority. The drawings shall include the following:

- Details of the eaves (rafters/fascias/barge boards) which shall be constructed of timber, of an open eaves style and stained mat black
- Details of timber windows and doors which shall be recessed by a minimum of 80mm from the face of the cladding and of the same tone and colour as the timber cladding
- Details and sample of the timber cladding (colour and type) and how this will be finished at the corners of the building.
- Details of the roof lights which shall be flush mounted and of timber or metal construction and coloured dark grey
- Details of rainwater goods which shall be black
- Details of the timber louvers (colour and type)
- Details and samples of the roof materials, which shall be natural slate on the main part of the dwelling (with dark angled ridge tiles) and standing seam zinc on the rear two-storey element
- Details and samples of the timber decking
- Details of any flue or chimney proposed.

The dwelling shall not be occupied until such time that the approved details have been fully implemented.

Reason: To control the appearance of the development which is located in a very sensitive countryside location and within the South Downs National Park.

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. The scheme shall specify species, density, planting, size, paving, hard standing 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 permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by Opus International Consultants (UK) Ltd (reference 9007FRA/MJA, dated 09 May 2011) and the flood risk mitigation drawing "Flood Zone Strategy GA" by Opus International Consultants (UK) Ltd (dated 27 April 2011), and the following mitigation measures as detailed within them:

- Finished floor levels are to be set no lower than 73.80 metres Above Ordnance Datum (mAOD) (50.10m Local Survey Level).
- Provision of 19 cubic metres of level for level compensatory flood storage on / or in the vicinity of the site to a 1 in 100 year standard.

Reason: To reduce the risk of flooding to the proposed development and future occupants. To prevent flooding elsewhere by ensuring that adequate compensatory storage of flood water is provided.

5 Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before a site assessment has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details. NB - potentially contaminated ground conditions include infilled ground, visual evidence of contamination or materials with an unusual odour or appearance.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

6 Before the dwelling hereby approved is first brought into use, the existing mobile home shall be removed and all paraphernalia associated with it demolished and all materials removed from the site.

Reason: To improve the appearance of the site in the interests of visual amenity and to accord with the terms of the application since the site lies within an area where additional residential properties would not normally be permitted and to prevent the creation, by conversion of inappropriate units of accommodation, possibly leading to over intensive use of the site.

7 Before the dwelling hereby approved is first brought into use, the existing garage and shed along the western boundary of the site shall be demolished and all materials removed from the site.

Reason: To improve the appearance of the site in the interests of visual amenity and to accord with the terms of the application since the site lies within an area where additional residential properties would not normally be permitted and to prevent the creation, by conversion of inappropriate units of accommodation, possibly leading to over intensive use of the site.

8 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry or a widow or widower of such a person, and to any resident dependants.

Reason: The site is in an area where new dwellings are not normally permitted except where there is an overriding need in the interests of agriculture or forestry.

9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, D and E of Part 1 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To accord with policy CE20 of the Winchester District Local Plan Review 2006 which seeks to restrict the size of agricultural workers dwellings.

10 The dwelling hereby permitted shall not contain more than 150m square metres of gross floor area (measured externally).

Reason: To accord with policy CE20 of the Winchester District Local Plan Review 2006 which seeks to restrict the size of agricultural workers dwellings.

Informatives:

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.

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

Winchester District Local Plan Review 2006: DP1, DP3, DP4, CE5, CE6, CE9, CE11, CE20

South East Plan 2009: CC2, CC6, NRM1, NRM4

Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.

Simon Finch BSc (Hons) Lond, DipTP, MSc, MRTPI
Head of Planning Management

9 August 2011