



Mr Nathan Broome
West Court
Lower Basingwell Street
Bishop's Waltham
SO32 1AJ
United Kingdom

11 July 2024

Please quote **24/01077/PNACOU** on all correspondence

Dear Mr Nathan Broome

**Town and Country Planning Act 1990
Town and Country Planning (General Development Permitted Development) Order 2015**

**Application for prior approval for Agricultural buildings to Dwelling House
Schedule 2, Part 3 Class Q**

Application Reference Number: **24/01077/PNACOU**

Proposal: **See accompanying Location and Site Plans and Existing and
Proposed Elevations and Floorplans**

Site Address: **Haraldslea Farm Liberty Road Newtown Hampshire**

I enclose the Notice of the Council's formal decision in relation to the above application.
If you are acting as an Agent please ensure that a copy is given to the applicant.

**Before proceeding please read the following important information which affects
this Notice**

Yours Sincerely

Cameron Finch
Case Officer
01962 848517
cfinch@winchester.gov.uk



Winchester
City Council

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Prior Approval Required and Approved

Planning Application Reference: **24/01077/PNACOU**

Decision Date:- 11.07.2024

Winchester City Council determines that that **prior approval details are Required and APPROVED** for the development as described in the plans and particulars submitted with your application received on 20 May 2024 **See accompanying Location and Site Plans and Existing and Proposed Elevations and Floorplans at Haraldslea Farm Liberty Road Newtown Hampshire**

The proposal can now proceed, subject to the works being carried out in accordance with the plan and all details notified and in compliance with the criteria and conditions of Schedule 2, **Class Q** of the Town and Country Planning (General Permitted Development) Order 2015 and any further conditions as below:

- 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 criteria of Class Q of the General Permitted Development Order 2015 (as Amended).

- 2 The development hereby permitted shall be constructed in accordance with the following plans: , Location Plan received 20 May 2024, Site Plan received 10 July 2024 , Proposed Plans & Elevations received 10 July 2024 drawing no. HFB 02 A

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

- 3 No development shall take place until samples of the render and the cladding 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 amenity of the area.

- 4 Detailed proposals for the disposal of foul and surface water, including the emptying and maintenance of the cesspits and related infrastructure for the lifetime of the development 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 occupation of the building and shall, be thereafter retained and maintained in accordance with the approved details for the, lifetime of the development.

Reason; To ensure satisfactory provision of foul and surface water drainage and to, protect the surrounding environment.

J Pinnock
Julie Pinnock BA (Hons) MTP MRTPI
Corporate Head of Planning and Regulatory Services

Notes To Accompany Planning Decision Notice

General Notes for Your Information:

- 1 1 This permission is granted for the following reasons: The development is in accordance with The Town and Country Planning (General Permitted Development) (England) Order 2015 and the Town and Country Planning (General Permitted Development) (England)(Amendment) Order 2018

2 In accordance with paragraphs 186 and 187 of the NPPF, Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by; -offering a pre-application advice service and, - updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

3 A European Protected Species Licence pertaining to bats will be required from Natural England prior to the start of development or any preparatory works likely to impact upon them. Failure to secure the licences beforehand may lead to prosecution.

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 During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

6 The developer must notify the local Planning Authority of the completion of the development as soon as reasonably practicable after completion.

7. With regard to Regulation 75 of the Conservation of Habitats and Species Regulations 2017, where works under 'permitted development' are likely to have a significant effect on European Sites (alone or in combination with other projects), works may not begin until the developer has received written notification of the approval of the Local Planning Authority. The initial onus is upon the developer to judge whether or not the development is likely to have a significant effect on European sites (either alone or in combination with other projects) but this must be done on a precautionary basis, and having regard to all other plans and proposals affecting the three Special Protection Areas (Southampton and Solent Water, Portsmouth Harbour and Chichester and Langstone Harbours) and/or the Solent Maritime Special Area of Conservation (being the European sites in this area). The developer may seek the opinion of Natural England under Regulation 76 as to whether or not the proposed development is likely to have a significant effect. However Natural England

have concluded that all new residential development within 5.6km of the coast (Solent and Southampton Water or Portsmouth Harbour Special Protection Areas) will cumulatively with other residential developments, have a significant effect upon the nature conservation interests of the European Sites. Where permitted development is likely to have a significant effect upon one or more of the European sites, development must not be begun until the developer has received written notification of the approval of the Local Planning Authority under Regulation 77. This is a separate process and a positive decision under the prior approval procedure should not indicate approval under the Habitat Regulations. If the development is likely to have a significant effect on a European site, the developer must apply to the Local Planning Authority with details of the development which is intended to be carried out, a copy of any opinion given by Natural England and the required fee (currently stated as being £30 within Regulation 78). The applicant is reminded that the issue of this notice does not absolve the compliance with any other obligation in the Habitat Regulations relating to protected species or the requirements of any licences that may be required. It may be necessary to take independent ecological advice prior to any works to the building being undertaken. If any protected species are discovered during the course of the development; all works should cease immediately and Natural England should be contacted for advice before work is recommenced.

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 Planning Application, any appeal against the conditions must be made within 6 months from the date of this notice.
- 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.