

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

*Winchester City
Council*
Planning Department
Development Control

Committee Decision

**TEAM MANAGER
SIGN OFF SHEET**

Case No:	05/02476/FUL	Valid Date	12 October 2005
W No:	13174/02	Recommendation Date	18 January 2006
Case Officer:	Lorna Hutchings	8 Week Date	11 January 2006
		Committee date	
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal:	Affordable housing development comprising; 3 no. three-bedroom and 3 no. two-bedroom houses; 2 no. two-bedroom and 2 no. one-bedroom flats; associated parking/landscaping and new access (RESUBMISSION)
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Site:	Land To The North Of Goldfinch Way West Hill Road North South Wonston Hampshire
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Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
Y	Y	N	Y	N	N	N

APPROVED TO GO TO COMMITTEE
TEAM MANAGER
Signed & Date

AMENDED PLANS DATE:-

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Item No: 07
Address: Land To The North Of Goldfinch Way West Hill Road North South
Wonston Hampshire

Parish/Ward South Wonston

Proposal Description: Affordable housing development comprising; 3 no. three-bedroom
and 3 no. two-bedroom houses; 2 no. two-bedroom and 2 no. one-
bedroom flats; associated parking/landscaping and new access
(RESUBMISSION)

Applicants Name Winchester Housing Group

Case No: 05/02476/FUL

W No: W13174/02

Case Officer: Lorna Hutchings

Date Valid: 12 October 2005

Delegated or Committee: Committee Decision

Reason for Committee: At the request of a councillor
Reason for Committee: The application is for a major development
Reason for Committee: 4 or more representations contrary to the Officer's recommendations
have been received

Site Factors:

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Site Description

- The proposal site is located to the east of West Hill Road at the northeast corner of the village of South Wonston.
- It is an area of grassed land which gently slopes up from the south to the north.
- The site is well contained by tall trees in the northwest corner and a high Sycamore hedge along the west and south boundaries.
- The site forms a tapered infill between two detached single storey properties to the north and a suburban development to the south.
- Beyond Westhill Road to the east and Alresford Drove to the north, the surroundings are open countryside interspersed with clusters of farm buildings and some single houses.

Relevant Planning History

W13174 Residential development (Outline) - Land To The North Of Goldfinch Way West Hill Road North South Wonston Hampshire - Application Refused - 29/06/1993

W13174/01 Residential development comprising; 3 no. three bedroom and 3 no. two bedroom houses; 2 no. two bedroom and 2 no. one bedroom flats; associated parking/landscaping and new access - Land To The North Of Goldfinch Way West Hill Road North South Wonston Hampshire - Application Withdrawn - 15/08/2005

Proposal

- Affordable housing development comprising;
- 3 no. three-bedroom and 3 no. two-bedroom houses;
- 2 no. two-bedroom and 2 no. one-bedroom flats;
- associated parking/landscaping and new access

Consultations

Engineers:Drainage:

- The applicant must liaise with Southern Water to obtain a connection point and request this sewage system is adopted under agreement.

Archaeology

- The report submitted concludes that intrusive site investigation may be required and a watching brief during development.
- Further work in the form of archaeological evaluation is required. Condition is recommended.

Engineers:Highways:

- The current application is based on an accurate survey drawing. The carriageway is at least 4.8m wide in width which accords with the requirements in DETR Places Street and Movement.
- A pedestrian footway of 1.2m in width also accords with standards. The footway link is considered to be an improvement in highway safety terms.
- The road is subject to national speed limits, however in assessing the actual vehicle speeds on the road, appropriate visibility splays are shown.
- The proposal has overcome any previous concerns.

Environment Agency:

- no objection in principle although the site lies within groundwater protection zone 3 so precautions should be taken to avoid discharges and spillages to the ground during construction and operation.

Landscape:

- The private / public garden areas and boundary structure is acceptable. Combined with the choice of materials and fence treatment it is an acceptable scheme for the edge of countryside location.
- Stainless steel detail is not appropriate for front entrance.

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- Approval recommended subject to condition.

Arboriculture

- Few trees of any note within the paddock, one or two are poor which will be removed, this is agreed and the position of protective fencing. The tree protection notes are comprehensive. Happy that the enclosed nature of the site can be retained and there will be minimal cutting back of the important hedge screening at the front of the site.

Southern Water:

- No adverse comments.

Housing Enablement:

- The proposal has been progressing with the support of South Wonston Parish Council. A Housing Needs Survey was conducted in 2003 and out of 810 questionnaires, 320 were returned which is a good 40% response rate.
- 17 households were identified with need with a requirement of 11 units of one bed, 3 units of two bed and 3 units of three bed if needs of all respondents were met.
- Currently 24 households with a local connection who are registered either on Transfer Register or Joint Housing Register. It is likely that there will be additional households eligible for accommodation but have not yet applied but who have strong local connections.
- Satisfied that a good mix of housing is proposed to address current and future needs.
- Location, design, mix of housing, car parking and gardens proposed are supported.

Representations:

South Wonston Parish Council

- Support – Majority of residents said they'd support a small affordable scheme on a rural exceptions site, following the survey, following appraisal of various sites identified by Community Action Hampshire, Winchester Housing Group and WCC it was agreed that the proposal site was the most appropriate as it addresses the local need. Support from all but 2 local residents at drop in meeting in Nov 2004.

Letters of representations have been received from 5 Neighbours

- Objections include – housing should be provided in settlement boundary, need not proven for proposal, plots of land are available for this with Parish Hall and social club relocating, premature application as the sites will be available in a few months, not in accordance with PPG3 with limited work opportunities, inadequate public transport and therefore no alternatives to the car in South Wonston, highways cannot sustain further traffic, visibility and parking are inadequate, highway safety issues, hedgerow cannot be retained, wildlife lost, design is out of scale and character with the surrounds, overlooking and too close to neighbouring properties, small gap is essential as entrance to countryside, noise and light pollution, no consultation with local community, inaccurate details particularly regarding design context, proposal does not fully take into account the surrounding houses and character, not economically sustainable, inadequate water and sewage system, corrected planning statement should have been submitted, no guarantee that houses will be low cost of for local people, service vehicles cannot manoeuvre on the road.

Winchester Group for Disabled People

- Standard response that all houses should be fully 'accessible'.

Cllr Godfrey

- Referred application to Planning Committee, concerned with aspects of the proposal including, the Inspector's review of WDLPR highlighted significant concerns on a related subject – policy H3 limiting the amount of housing to only those locations where they would best suit local communities. 6 sites identified in Housing Monitoring Report no. 3 that should be considered before expanding into the countryside, being closer to amenities. Road near the entrance of the site is too narrow to allow traffic to emerge safely, footpath extension is inadequate, existing hedge will need to be removed almost entirely changing rural character. Site is significant distance to village amenities, no local employment opportunities, long standing gap filled setting precedent.

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Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, T1, T4, H9, C1, C2, E6, E8

Winchester District Local Plan

- C1, C2, C14, EN5, EN7, EN8, EN9, H6, H7, RT3, T8, T9

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, DP4, DP5, DP6, C1, C17, H6, H7, RT3, T1, T2, T3, T4

Supplementary Planning Guidance:

- Winchester Housing Needs Survey
- Rural Housing Information Booklet
- Winchester District Urban Capacity Study
- Movement, Access, Streets and Spaces

National Planning Policy Guidance/Statements:

- PPS 1 General Policy and Principles
- PPG 3 Housing
- PPS 7 The Countryside

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area.
- Residential amenities
- Highways
- Public open space provision
- Comments on representations

Principle of development

- The proposed development is situated in a countryside location on the edge of the settlement boundary of South Wonston.
- Policy H6 of the Local Plan allows for small scale housing schemes as an exception to other policies of the Local Plan provided there is a proven housing need for it in the local area and other criteria discussed below.
- As noted above, the Housing Enablement officer has assessed the need and evidence provided in order to establish it and is satisfied that it is proven, and the right mix and type of houses are also proposed in a generally acceptable location.
- As is noted above, a number of other options within the settlement boundary were considered including 9 identified in the Winchester District Urban Capacity Study 2001 which would have given a total of 37 units. The scope for market led provision of affordable housing is very limited and in conclusion, the sites are too small to provide social housing components to satisfactorily meet the need.

Impact on character of area

- The housing is sited in three blocks around a central courtyard retaining the tree cluster to the north and a significant hedge along its frontage and south boundary.
- The site is not in a particularly elevation position although levels do very gradually climb towards the north however the soft vegetated boundaries will provide good screening to minimise the impact of the proposed new units.
- They will be visible from the public realm mainly from the approach along West Hill Road and through the site entrance and from longer views from the northwest Ox Drove.
- However it is not considered that these viewpoints of simple 2 storey brick blocks with simple pitched roof forms to the centre of the site will be detrimental to the character of the area

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provided very good quality materials are used. The applicant has specified good materials other than proposing interlocking concrete tiles on the houses. Officers feel these tiles would be unsuitable and would recommend that natural slate be used on the houses so that they settle well into the landscape and will have an appropriate texture in the rural setting. The new housing will also be well related to the existing buildings and so will not appear to encroach further into the open countryside.

- The hardstanding to the central area is proposed to be reduced with an increase in soft landscaping, to minimise the impact in the countryside and additional planting is also proposed and conditioned.
- The scale and form of the buildings will be in keeping with single and two storey buildings within the site's context.

Residential amenities

- The proposed units have an acceptable relationship to each other within the site as side windows do not affect adjacent properties and all have private gardens most facing south with private rear access.
- The proposed development will not materially overlook any of the existing properties not be detrimental to other amenities.

Highways

- Adequate visibility splays of 2.4 x 90.0m are proposed in either direction which will not affect the retention of vegetation.
- The number of parking spaces are adequate with plenty of space for service vehicles to manoeuvre within the site.
- The site links to the rest of the village are improved by a proposed footpath to the south of the western boundary. The retention of the hedge as affected by the footpath has been closely looked at and it is confirmed that there is adequate space at the site to retain a substantial part of the 3-5m hedge which will be cut back to allow for the footpath. This is ensured through condition.

Public Open Space

- The applicants have already paid £15,763 towards the provision of off site play and sports amenity space.
- Some communal amenity space is provided for the flats to the rear of the block.

Comments on representations

- Most of the comments have been addressed in the above report.
- The ecological impacts were addressed prior to the submission of the application by relocating the site's Slow Worms to a nearby farm in accordance with guidance from DEFRA and erecting a barrier to prevent further migration into the site.
- The site is considered to be an acceptable distance to the main amenities of South Wonston and is an acceptable location to provide for local need.

Planning Obligations/Agreements

In seeking the planning obligation(s) for affordable housing, the Local Planning Authority has had regard to the tests laid down in Circular 05/2005 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

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Recommendation

APPROVE – subject to a Section 106 for:

1. The provision of 100% units of affordable housing

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)

Conditions/Reasons

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

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

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwellings, walls, railings, bin and cycle stores 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, before the units are occupied.

02 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

03 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:

03 - existing and proposed finished floor and ground levels:

03 - means of enclosure, including any boundary treatments and retaining structures:

03 - hard surfacing materials including car park. The formpave block paving area for the central area of parking shall be reduced in width (when measuring north to south) by 3.0m and the new shrub and groundcover planting indicated shall be increased in area in front of the houses to compensate. Details of this shall be submitted to the LPA and approved in writing before development commences.

03 - minor artefacts and structures (e.g. street furniture, play equipment, signs, lighting etc):

03 Soft landscape details shall include the following as relevant:

03 - planting plans:

03 - written specification (including cultivation and other operations associated with plant and grass establishment;

03 - schedules of plants and new trees, noting species, planting sizes and proposed numbers/densities where appropriate:

03 - retained areas of grassland cover, scrub, hedgerow and woodland;

03 - implementation programme.

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03 Reason: To improve the appearance of the site in the interests of visual amenity.

04 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.

04 Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

05 In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars, and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building(s) for its permitted use.

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard BS 5837:2005.

b) If any tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved drawing and specifications referenced as 921-101 and the Arboricultural Officer shall be contacted to check that the fencing has been erected to his satisfaction, before any equipment, machinery, or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

05 Reason: To ensure the protection of trees which are to be retained.

06 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, B, C, D, E (other than garden sheds smaller than 2.5m by 3m and 2.5m in height), F of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

07 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.

07 Reason: In the interests of highway safety.

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08 The car park shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is occupied. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.

08 Reason: To ensure that adequate on-site parking and turning facilities are made available.

09 Before the development hereby approved is first brought into use, visibility splays of 2.4 metres by 90.0 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times. No structure, erection or vegetation exceeding 1.0m in height above the level of the adjacent highway shall be permitted within the splays.

09 Reason: In the interests of highway safety.

10 The feature steel gate proposed on drawing references 921-101 and D-05 p1 is hereby not approved and shall be replaced with post and rail fencing which shall be erected before the approved dwellings are occupied, unless otherwise agreed in writing by the Local Planning Authority.

10 Reason: In the interests of the visual amenities of the countryside.

11 The mitigation strategy submitted by covering letter dated 15 July 2005, for the protection of species protected under the Wildlife and Countryside Act 1981 (as amended) and The Conservation (Natural Habitats, & c) Regulations 1994 shall be implemented in accordance with the approved details and phasing, unless otherwise agreed in writing by the LPA and English Nature.

11 Reason: In the interests of preserving protected habitats and species.

12 The hedgerow identified on the west shall be retained and maintained at a minimum height of 2.0 metres in good condition and where necessary reinforced with appropriate species to be agreed in writing with the Local Planning Authority. The new planting shall be completed before the end of the first planting season following the completion of the development hereby permitted.

12 Reason: In the interests of the visual amenity of the area.

13 No development, or site preparation prior to development which has any effect on disturbing or altering the level or composition of the land, shall take place within the site until the applicant (or their agents or successors in title) has secured and implemented a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

Note: should planning consent be granted, the required programme of work will comprise a 2-stage programme comprising archaeological evaluation followed by a second stage work (either pre-construction or intra-construction) as appropriate.

13 Reason: In the interests of protecting the historic and archaeological interests of the site.

14 Details of the following elements of the development, which shall include fully annotated drawings at 1:20 scale, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full before the dwellings are occupied:

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Eaves details;
Window details (which shall include 95mm reveals);
Doors (which shall be recessed by 95mm);
Gates;
Panels to the side of the front doors.

14 Reason: In the interests of visual amenity.

Informatives

01. 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.

02. 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.

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

Hampshire County Structure Plan Review: UB3, T1, T4, H9, C1, C2, E6, E8.

Winchester District Local Plan Proposals: C1, C2, C14, EN5, EN7, EN8, EN9, H6, H7, RT3, T8, T9.

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, DP4, DP5, DP6, C1, C17, H6, H7, RT3, T1, T2, T3, T4.