



Legend

Scale: 1:1000



Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Winchester City Council © 2010.

Organisation	Winchester City Council
Department	Winchester GIS
Comments	
Date	05 June 2013
SLA Number	100019531

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 8
Case No: 13/00212/FUL / W01569/25
Proposal Description: (Amended Plans) Demolition of structures on site and redevelopment to form 31 no. retirement apartments with communal facilities and associated landscaping and car parking
Address: Wickham Laboratories Ltd Winchester Road Wickham Fareham Hampshire
Parish, or Ward if within Winchester City: Wickham
Applicants Name: McCarthy & Stone Retirement Lifestyles Ltd
Case Officer: Mr James Jenkison
Date Valid: 11 February 2013
Site Factors: Wickham Conservation Area
Civil Aviation
Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the number of objections received contrary to the officers recommendation and at the request of Wickham Parish Council. The application site is also a large commercial property within the Wickham Conservation Area near to The Square.

Prior to the application being submitted the scheme was presented to the Design Review Panel on 24/1/2013 and the Panel considered the contextual analysis undertaken by the applicant to be competent. The Panel expressed some concern about the density of the development and amenity space around the building but considered that the design approach adopted by the applicant successfully disguised this. The Panel also expressed concerns relating to the hardness of the south-east corner of the site (where it adjoins Thorpe End) and the design approach to the front (north-east) elevation of the building facing onto Winchester Road. Subsequently, the applicant has submitted amended plans in order to address these concerns and concerns raised by the Head of Historic Environment, Head of Landscape and Drainage Engineer. The main changes are a unified design theme to the front elevation and the introduction of landscaping and cellular grid parking bays to the carparking courtyard at the south-west corner of the site.

As a part of the application the applicant has submitted a viability appraisal and construction cost details as they were unable to promote a viable scheme that met the collective requirements policies CP3 (affordable housing), CP7 (open space) and CP11 (sustainable construction). These details have been reviewed by the Head of Estates, the Sustainable Development Officer of Eastleigh Borough Council, the Head of Building Control and the Head of New Homes Delivery Team. As a result of this review the applicant is prepared to offer a total of £300,000 in contributions and meet Code for Sustainable Homes Level 4 for Energy and Water. For the reasons set out in this report, your officers believed that this is sufficient to enable support for the scheme.

The applicant is also proposing changes to Winchester Road (Traffic Calming Scheme as shown on the layout plan drg. No. 034.0026.100 rev.P5 prepared by Paul Basham Associates). This has received approval in principle by Hampshire County Council and is considered to improve traffic safety along Winchester Road.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

A Conservation Area consent application (13/00265/LBC) has also been submitted to demolish the existing buildings on the site. As a similar consent was granted in 2008 without the need for a replacement scheme and as there have been no objections to the demolition application it is being processed under delegated procedures.

Site Description

The application site comprises approximately 0.36 hectares in commercial use a laboratory on the west side of Winchester Road and near to Wickham Square at the centre of Wickham. The site is densely developed and covered predominantly by single and two storey buildings of a utilitarian nature that visually contrast with the more historic and residential surroundings. A tarmaced carparking forecourt is located at the front of the site, where it fronts onto Winchester Road. The application site is partially screened from the roadside by 1 and 2 Lower House Cottages - a pair of historic unlisted buildings with small gardens set between the application site and Winchester Road. These cottages are set at the footpath on Winchester Road and the access to the application site extends alongside the sidewall of 2 Lower House Cottages, providing difficult inter-visibility on this side of the access.

The north-west side boundary of the application site adjoins The Lower House (a listed Georgian style dwelling 3-storeys high) and a substantial modern residential cul-de-sac development, Mosse Court, has been built behind The Lower House. The common boundary is defined predominantly by an historic brick wall. As a part of this neighbouring cul de sac development an amenity area has been maintained between The Lower House and 5-14 Mosse Court, and which includes two mature trees (a blue cedar and a sycamore). 5-14 Mosse Court is a substantial row of 2-storey terraced houses that backs onto The Jays and 1-4 Tanfield Park and extends to the common boundary with the application site. 5 Mosse Court is located at the end this terrace, with its side elevation located approximately 1-metre from the common side boundary with the application site.

The south-west (rear) boundary backs on to the modern residential development of 4-6 Tanfield Park which comprises detached houses with large back gardens approximately 15-20 metres deep. These back gardens have a mature hedgerow along the common rear boundary with the application site as well as a number of mature and semi-mature trees. The cul-de-sac of Tanfield Park splits into a Y-shape here, with one arm extending along the side boundary of No.6 and terminating at the application site boundary where, access gates are located.

The south eastern boundary the application site is bounded by a high brick wall that separates it from the adjacent residential properties of Highbury (an historic dwelling and garage attached to the boundary wall) and Thorpe End, a modern detached dwelling. Highbury and Thorpe End form part of a residential close including two listed buildings (The Gables and The Croft) and gains access from Winchester Road. There are several mature beech trees situated on these properties. A private access lane extends behind the rear boundaries of Thorpe End and Wickham Croft from Tanfield Park to Tanfield Lane and the application site has a pedestrian gate here.

The character of Winchester Road here includes enclosure by 2-storey buildings set close to the footway and interspersed with gaps for accesses and road junctions. The exceptions are The Lower House and The Upper House, which are larger detached 3-storey historic Georgian style houses. The front garden of The Lower House has a long

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

brick front boundary wall adjacent to the footpath. Further to the south, Wickham Square and Wickham Croft comprise long rows of pre-dominantly 3-storey buildings facing over larger spaces.

Winchester Road is a busy single carriageway road with a relatively narrow footpath on its south side and which extends alongside the front boundary of the application site. The roadway widens where it adjoins Wickham square, where a controlled pedestrian crossing point is located.

Proposal

The proposal is to demolish all of the existing buildings on the site and build a 31 unit sheltered housing scheme for the active elderly. The site is constrained by historic walls along the north-west and south-west boundaries and the applicant proposes to retain these walls and extend the brick boundary wall around the side and front garden of The Lower House.

The proposed scheme will have a much smaller amount of building coverage than existing development but will be a single structure predominantly 2-2½ storeys in height. The L-shape of the design allows greater space at the south east (where a communal amenity space is proposed), with long elevations facing north west (towards the amenity area between The Lower House and 5-14 Mosse Court) and south west (towards the back gardens of 4-6 Tanfield Park). This building layout, and its setback from neighbouring boundaries, ensures that the building successfully avoids the branch and root spread areas of mature trees on neighbouring properties.

The layout of the building has been designed to take advantage of the amenity area between The Lower House and 5-14 Mosse Court, with the north-west elevation promoting spacious and well tree'd outlook for residents of both the proposed development and neighbouring properties whilst protecting privacy. The south-west elevation, facing towards 4-6 Tanfield Park, also seeks to take advantage of the space, depth and well tree'd character created by the back gardens of 4-6 Tanfield Park and has been located sufficiently far from the common boundaries to maintain and re-inforce boundary landscaping and perceptions of spaciousness and privacy.

The south east elevation will face over the communal amenity space on the site and towards the side elevations of Highbury and Thorpe End. The communal amenity space breaks up the continuity of hard surfacing on the south eastern section of the site and the layout, position and variety of hard and landscaped surfaces and planting ensures that the south east section of the site is not dominated by monotonous hard surfacing and that sufficient landscaping is provided to promote a landscaped and spacious outlook for occupiers of the units, as well as neighbouring properties (including 1 and 2 Lower Cottages).

The design includes complex vernacular architecture that breaks up the mass of the building into domestic scale sections, and which is assisted by ensuring that large parts of the roof are dual pitched. The result is a visible scale, height, size and mass consistent with surrounding building forms and which also provides visual interest to the elevations. Creating breaks and setbacks in the building line of the longest elevations also avoids long unrelieved elevations dominated by windows. Air source heat pumps are proposed

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

in the roof valleys so as not to compromise the visual appearance of the building and to avoid noise pollution.

The revised design of the front elevation of the proposed building presents a Georgian style vernacular architecture and building scale that compliments the Georgian style listed buildings of The Lower House and The Upper House further along Winchester Road.

The proposed building has a ridge height of approximately 8.5 - 9 metres, increasing to approximately 10.5 metres at its highest point at the front section of the building, with eaves height varying from approximately 5-6 metres. Dormer and gable windows are generally restricted to the north east (front) elevation, north west side elevation (facing Moss Court amenity area) and south east elevation (facing communal amenity area on the application site) thereby ensuring that there are no high level windows facing directly towards neighbours back gardens (apart from the back garden of Highbury - located approximately 28 metres from the relevant aspect of the south east side elevation) or towards the living room windows of dwellings on neighbouring sites. There will however be some oblique views from dormer windows in the north west elevation towards the back and side gardens of The Lower House, with some first floor windows in the front elevation facing directly over the far end of the side garden of The Lower House. No windows are proposed in the far ends of north west elevation where it faces over the back gardens of 5 Mosse Court and The Lower House.

Relevant Planning History

08/00616/FUL - Redevelopment following demolition of existing laboratories; comprising 7 no. two bed, 5 no. three bed and 2 no. two bed dwellings with associated parking and landscaping; access from Winchester Road and Mosse Court. Withdrawn 11th June 2008.

08/00617/LBC - Demolition of all buildings at Wickham Laboratories with the exception of a single storey brick outbuilding. Permitted 15th May 2008.

13/00265/LBC - Demolition of all buildings and structures save the listed boundary wall at Wickham Laboratories. Concurrent with this application – Pending consideration - to be determined under delegated procedures.

Consultations

Head of Estates, (Vail Williams report and final conclusions):

Content with applicant's conclusion that redeveloping the site for commercial purposes is unlikely to be viable. £300,000 in total contributions appropriate for a scheme that achieves Code for Sustainable Homes Level 4 for Water and Energy.

Head of New Homes Delivery:

Nature of development makes it unsuitable for affordable housing to be provided on site and the applicant has demonstrated that there are no suitable local sites available. Principle of financial contributions for affordable housing is therefore the most effective method of achieving new affordable housing provision in this instance.

Applicant's viability documents have been carefully reviewed and the Council have agreed a total financial contribution of £300,000 for the entire development and this is

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

considered appropriate for a scheme that achieves Code for Sustainable Homes Level 4 for Water and Energy.

£294,800 will be allocated for affordable housing and the remaining £5,200 is to be put towards public open space, with the contributions to be secured through a legal agreement. The contribution level was part of a wider agreement that included improving the energy efficiency of the building, including use of air source heat pumps in the roof valley of the building.

Engineers: Highways:

The relocated access will increase the visibility splays available and anticipated traffic generation resulting from the proposed development is expected to be considerably less compared to the re-use of the site for B1 purposes, with the proposed development reducing the likelihood of large heavy goods delivery vehicles visiting the site.

The details of the Proposed Traffic Calming Scheme (TCS) as shown on the layout plan drg. No. 034.0026.100 rev.P5 have received approval in principle by Hampshire County Council and is considered to provide a balance between improving pedestrian safety whilst maintaining a reasonable flow of traffic along this section of Winchester Road. The TCS will take the form of visual narrowing by introducing margins at the edge of the carriageway. These margins will be of a different colour and will encourage vehicles to travel away from the adjacent narrow footway. Additional traffic signs will be introduced on the approach to the start of the TCS as well as carriageway markings throughout the TCS. The TCS is expected to reduce vehicle speeds and make drivers more aware of the local environment they are travelling through. A particular design aim of the TCS is to improve pedestrian safety by reducing the speeds of larger heavy goods vehicles passing through the scheme and encouraging drivers away from the edge of the adjoining narrow footway.

The scheme also includes an informal crossing point on Winchester Road (approximately 28m south of its junction with Buddens Road).

The proposed development provides 23 carparking spaces, which exceeds the adopted standards by 7 spaces.

No objection. Conditions recommended (Conditions 8-13).

Engineers: Drainage:

Existing site predominantly covered in hard surfaces with few green areas remaining. Proposal will slightly increase the green areas but a large proportion will remain hard surface. Water permeable paving should be used on the drives and hardstanding areas as tarmac and resin bound gravel are not water permeable. Soakaways should only be considered for roof water and the soakaway option could be amended to make it more SuDS friendly.

A cut off drain must be provided at the boundary with Winchester Road to prevent storm water flowing from the development onto the public highway.

Head of Landscape:

Area of land adjoining 4-6 Tanfield Park should be used for enlarging the garden spaces and the car parking area in the south east corner (original plans) comprises unrelieved hard surfacing that should be enhanced with planting. Pleached trees should be replaced

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

with trees, as the pleached tree location represents an opportunity to plant trees in a space that would allow them to reach maturity and contribute significantly to greening the site.

Arboricultural officer raised no objection to the proposal.

Conditions recommended (Conditions 3-6).

Head of Environmental Protection: No objection

- Contaminated land conditions recommended (Conditions 16-19).

Head of Historic Environment: No objection

The footprint of the proposed development does not closely reflect the established urban grain of the area, however the proposed use and form of the development has benefits for the character of the Conservation Area over the existing development, which has an industrial character unsympathetic to the character of the conservation area. The revised scheme also improves the setting of 1 & 2 Lower House Cottages and now sits much more comfortably in its context, harmonizing sufficiently with the established character of the area to be considered acceptable.

The Gables and The Croft are sufficiently removed visually from the new development, surrounded by mature planting, to be largely unaffected by the proposals.

The site lies within an area of archaeological potential and previous uses and developments within the site are likely to have adversely affected archaeological remains. Potential exists for archaeological remains to survive within the site, however, any such surviving remains are not considered to form an overriding constraint.

On balance, the scheme is considered acceptable from an historic environment perspective, however, it will be important to ensure that the highest quality materials and detailing are used

Conditions recommended (Conditions 19-21).

Southern Water:

Sewerage system currently has inadequate capacity and developer will need to enter into a formal agreement with Southern Water to ensure sufficient capacity unless it can be demonstrated that the proposed development will result in no greater discharge than existing. Informative recommended (Note to condition 14).

Representations:

Wickham Parish Council

- no objection in principle.
- fails to meet the minimum standards set out in WCC's Residential Parking Standards 2009 and Wickham has high car ownership rates.
- concerns about on street parking at Tanfield park occurring.
- concern about impact on neighbouring resident.
- concern about contributions provision.

9 letters received objecting to the application for the following reasons:

- Overshadowing, overbearing, overlooking and loss of privacy.
- Building too tall.
- Wall alongside Thorpe End required to be retained/re-instated.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

- Tree screen should be provided along boundary with 4-6 Tanfield Park.
- Proposed traffic calming measures will cause long delays.
- Concerns about lorry traffic.
- Parking inadequate.
- Construction access should be from Winchester Road.

11 letters of support received for the following reason:-

- Good for elderly and close to The Square.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

MTRA1, MTRA2, CP2, CP3, CP7, CP9, CP11, CP13, CP14, CP20

WDLPR 2006

DP3, DP4, DP5, DP13, HE1, HE2, HE4, HE5, HE6, HE7

National Planning Policy Guidance/Statements:

The NPPF supports sustainable development, high quality design and the delivery of a wide range of housing types. It also promotes the delivery of sports and recreation facilities and re-use of previously developed land that is not of high environmental value.

Supplementary Planning Guidance

Affordable Housing SPD.

Open Space Strategy.

HCC Transport Policy.

WCC Parking Standards.

Wickham Village Design Statement.

Planning Considerations

Principle of development

The applicant has demonstrated that the site cannot be viably re-used for employment purposes and, taking into consideration the proposed use as sheltered housing, neighbouring property characteristics, site access and local traffic conditions, it is considered that the proposed scheme offers greater benefits than retention of the land as an employment site or its redevelopment for alternative or similar employment purposes. Accordingly, the loss of employment site for this particular type of residential use is considered to be acceptable.

Policy CP2 requires that the majority of homes in a scheme should be 2 and 3 bedrooms and the proposed scheme falls significantly short of this policy requirement, providing predominantly 1-bedroom apartments as part of a sheltered housing scheme. However, this is to be expected for a specialised form of residential accommodation for people aged 55+ and without dependants and the detailed demographic survey and community consultation exercise undertaken by the applicant indicates there is a local need for this form of accommodation.

A residential development of this scale would normally be expected to provide affordable housing on-site in accordance with Policy CP3 or failing that, to provide a site locally for development as affordable housing. However, the Head of New Homes Delivery has indicated that providing affordable housing on-site should not be pursued in this instance and is satisfied that there are no locally available sites at present. In the circumstances it is therefore considered that a financial contribution for affordable housing is considered to

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

be acceptable in this instance.

The Head of New Homes Delivery has also indicated that, based on an affordable housing need for family accommodation, the scheme should provide affordable housing contributions of £1,262,000 in order to comply with Policy CP3 and the Affordable Housing SPD. The Open Space Officer has also calculated that a scheme of this nature should provide for outdoor recreation (but not children's play) in accordance with Policy CP7 and that a sum of £22,476 would be expected from a development of this nature in Wickham Parish.

However, as a result of reviewing the ability to deliver a viable scheme it is considered that a viable scheme could only be delivered if a maximum of £300,000 of contributions were provided for a scheme that achieves Code for Sustainable Homes Level 4 for Energy and Water. Separately, the applicant will also be able to fund improvements to Winchester Road through a S.278 agreement. This is considered to be an acceptable balance of policy requirements, particularly as it will assist in removing a visually detrimental existing development from the Conservation Area and will ensure the delivery of a scheme that makes a more positive contribution to the site and its surroundings.

By equalising affordable housing and open space contributions it is considered that a viable scheme can be delivered with an affordable housing contribution of £294,800 and an open space contribution of £5,200 and it is considered that these amounts are acceptable for this specific development based on the viability evidence.

Accordingly, it is considered that the proposed development for a sheltered housing scheme on this site is acceptable in principle. Condition 23 will assist in ensuring that the scheme remains as housing for the elderly and those approaching retirement as an unrestricted flatted development would be expected to achieve greater compliance with relevant policies, including on-site provision.

Design/layout/ Impact on the public realm/ Impact on setting of Listed Buildings and Conservation Area

The revised scheme has been designed to sit comfortably with its historic context and neighbouring residential properties, including mature trees located on neighbouring sites.

Whilst the building is large its scale reflects that of nearby terraced building forms and the size and mass of the building has been effectively broken up by its layout and by the introduction of breakages in the building line (using design features such as gables, dormers, double pitch roofs and stepping the roofline so as to give the appearance of individual houses joined together) so as to create a domestic scale of building that does not have extensive amounts of unrelieved elevations.

The proposed building has also been effectively sited so as not to have an overbearing appearance when viewed from Mosse Court, Tanfield Park and Winchester Road. This is most noticeable where it faces over Mosse Court, with the building set at a slight angle from the boundary and Winchester Road, where the dominant view will be of a Georgian style building of a similar size to other Georgian designed buildings along Winchester Road. By maintaining space about the south-eastern section of the building the view from the roadside of Tanfield Park will be relatively well screened by other buildings and landscaping.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Accordingly the proposal is considered to be appropriate to its context and is not considered to be materially harmful to the Conservation Area or the setting of nearby listed buildings, subject to conditions for materials (Conditions 2 and 23) and landscaping (Conditions 3-6). Condition 7 is also considered appropriate so as to ensure the retention of the existing historic boundary walls.

Impact neighbouring properties

The orientation of the proposed building (south-west to north-east) is such that the most significant overshadowing will either be on the application site itself or the communal amenity space of Mosse Court in the morning time and even then limited to certain times of the day.

The proposed building will be set relatively close to the boundaries with 4-6 Tanfield Park, 5 Mosse Court and The Lower House, which have the potential to be most affected by the proposed development.

As set out above, the development has been designed so as to reduce massing and scale to a domestic level, though it will remain taller than neighbouring dwellings. It is considered that the design of the building (and the manner where windows have been placed within it), its distance from the south-west boundary with Tanfield Park properties (approximately 5.8 -8 metres) and the length of the back gardens of 4-6 Tanfield Park is sufficient to ensure that the proposed building will not have a materially harmful impact on those neighbouring properties.

5 Mosse Court is situated to the west of the application site and has a back garden approximately 9 metres deep and 7-11 metres wide and being mainly open adjacent to the application site (with a conservatory extension on the opposite side of its garden to the boundary with the proposed development). The sidewall of 5 Mosse Court is located approximately 1 metre from the common boundary and faces over the application site, with main living room windows and doors located in the front and rear elevations. Whilst the proposed development is taller than 5 Mosse Court, this is partially mitigated by the lower land level (approximately 0.4 metres where the proposed building is located). The proposed development will also be located approximately 4.1 metres from the sidewall of 5 Mosse Court (and approximately 3.2 metres from the side boundary) and will have a depth approximately 4 metres beyond the rear elevation of 5 Mosse Court. Whilst the proposed development will cast shadow over 5 Mosse Court, including part of the back garden and rear elevation in the morning time it is considered that the level of overshadowing will not be materially harmful due to the distance of the proposed development from the boundary, the design and height of the aspect of the proposed building that faces towards 5 Mosse Court and the lower land level. It is also considered that the distance of the proposed development from the boundary, the design and height of the aspect of the proposed building that faces towards 5 Mosse Court and the lower land level will ensure that there is no materially harmful overbearing impact and no material loss of privacy. Additionally, the proposed building will be set back further from the side and rear boundaries than an existing building.

The situation is similar for The Lower House (where a 2.5 metre high extension to the existing brick boundary wall is proposed), however, the orientation of The Lower House and the nature and size of its back and side gardens is such that the proposed development is not considered to be materially harmful to the amenities or privacy of that property.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

The impacts on 1 and 2 Lower Cottages, Highbury and Thorpe End are lessened by their orientation and the orientation of the proposed development and the space created on the eastern side of the proposed development and these properties are not therefore considered to be materially harmed by the proposed development. Other nearby properties to the proposed development are considered to be sufficiently distant so as not be materially harmed by the proposed development.

Condition 15 is recommended (slab levels and existing and proposed ground levels) as a safeguard relating to the height of the proposed building.

Landscape/Trees/ on-site amenity

The application is supported by a tree survey and arboricultural assessment that has informed the layout of the development so as to reduce the impact to trees on neighbouring properties. The proposed development will result in the removal of a Lawson Cypress tree on the site, however, the space created at the boundaries and on the eastern section of the application site provides the opportunity for modest boundary planting, shrub planting around the perimeter of the proposed building and additional tree planting centrally within the site, including 3 specimen trees. This additional tree planting, along with the existing mature trees on neighbouring land, will act to soften the development. The amended plans have also ensured that hard surface areas have had their massing broken up by additional landscaping.

Whilst the views of the Head of Landscape are acknowledged, maintaining communal areas around the north-west and south-west boundaries is considered to be more likely to promote continuous landscaping than expanding private gardens to the site boundaries, which would result in extensive use of close boarded fencing.

As a sheltered housing scheme close to Wickham Square it is considered that the size of units and level of amenity provided on the site is adequate and is promoted by arranging the building in a manner that promotes spacious outlook for most occupants (and useable private amenity space for ground floor units that have less spacious outlook). Condition 23 seeks to ensure that the scheme is retained as a sheltered housing scheme for people over 55 years of age.

Highways/Parking

The proposed development will result in an improvement in local traffic conditions by removing an employment use that is likely to generate more frequent goods vehicles deliveries than a sheltered housing scheme. The proposed development is also considered by the highways engineer to offer a substantial reduction in traffic compared to an employment use of the site and to provide more car parking than that required by the residential parking standards adopted by Winchester City Council. This higher level of carparking is considered to be acceptable in this accessible location and is based upon an expert report on local conditions commissioned by the applicant. The proposal will also provide for the relocation of the existing access that will improve inter-visibility with users of Winchester Road.

The applicant is also offering to fund improvements to Winchester Road through a traffic calming scheme on the basis that the residential use of the site would be more likely to generate use of mobility scooters and wheelchairs on the footpath. The traffic calming scheme submitted is considered to be proportionate to the development proposed and an effective measure for traffic calming.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

It is therefore considered that adequate on-site parking provision has been made by the proposed development, that the measures proposed in the submitted traffic calming scheme are appropriate and, subject to this, that the proposed development will not be materially harmful to highways safety.

Drainage

The site is currently covered predominantly in buildings and hard surfaces and the proposed scheme offers the ability to be served by sustainable urban drainage systems. Condition 14 is recommended so as to secure a detailed scheme for drainage and sewage disposal and the applicant will be required to enter into an agreement with Southern Water for sewage disposal. Accordingly, it is considered that the development can be adequately served in respect of sewage disposal and surface water drainage.

Ecology

The applicant has commissioned an ecology survey that indicates that the buildings may have bat roosting potential. This in itself is not an impediment to granting approval provided the derogation tests of Regulation 53 of the Conservation of Habitats and Species Regulations 2010 (public interest, satisfactory alternatives and proposal not be detrimental to the maintenance of the population of the species concerned) can be satisfied.

It is considered in this instance that the proposal is in the public interest as it will improve the appearance of the site, provide financial contributions for affordable housing and would assist the Council in meeting its housing supply targets by redeveloping urban land. The existing buildings include more temporary buildings such as porta-cabins and utilitarian buildings which have a visually detrimental impact on the Conservation Area and their replacement will provide the ability to provide habitat improvements for bats on a more permanent structure (Condition 22).

Planning Obligations/Agreements

In seeking the planning obligation(s) for improvements to Winchester Road and financial contributions for affordable housing and open space provision the Local Planning Authority has had regard to the tests laid down in para 204 of the NPPF 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.

Conclusion

The proposed scheme is an effective redevelopment response to a sensitive site that is set in a residential context adjacent to a busy road and where the existing development is a visually intrusive feature in the Wickham Conservation Area.

Recommendation

APPROVE – subject to a Section 106/Section 278 Agreement for:

- 1. A financial contribution of £294,800 towards affordable housing;**
- 2. A financial contribution of £5,200 towards the provision of public open space through the open space funding system**
- 3. The provision of traffic calming measures in accordance with the report produced by Paul Basham Associates and submitted with this application**

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

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

And subject to the following condition(s):

Conditions

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 (including window, door, rainwater goods and eaves details) 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.

02 Reason: In the interests of visual amenities as the development is located on a prominent site within the Conservation Area and adjacent to listed buildings.

03 No development shall take place until details of both hard and soft landscape materials and specifications have been submitted to and approved in writing by the Local Planning Authority and works shall be carried out in accordance with the approved details prior to the occupation of the development on the site (in the case of paving materials) or within the first planting and seeding season following the commencement of works on the site or as otherwise agreed in writing by the Local Planning Authority. These details shall include the following, as relevant:

- paving and surfacing materials including gravel, rumble stones, conservation kerbs, geo-grid, paving blocks, paving brick and paving slabs
- planting plans
- written specifications (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- implementation programme.

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

04 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the occupation of any dwelling on the site. Development shall be carried out in accordance with the approved details.

04 Reason: In the interests of the visual amenities of the area.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

05 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation and include provision for the replacement of trees and planting that dies, is removed or becomes seriously damaged. Landscape maintenance shall be carried out in accordance with the approved schedule.

05 Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation and historic significance.

06 In this condition "retained tree" means an existing tree which is to be retained in accordance with the tree constraints plan (trees to be considered for retention) prepared by Ian Keen Limited Drawing Number: 7883/01 Rev A dated 22 05 12 and submitted as a part of this application 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 3998 (Tree Work).

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 details to be submitted and approved in writing by the Local Planning Authority 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.

06 Reason: To ensure the protection of trees which are to be retained and to promote an effective landscape setting for the development within the Conservation Area.

07 Prior to work commencing on the site, details of the condition of the brick boundary walls (and details for their strengthening where necessary) and details of their protection during the construction process shall be submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken in accordance with the approved details.

07 Reason: To ensure the protection of the brick walls which make a positive contribution to the Conservation Area.

08 The development shall not be occupied until the proposed parking spaces and accesses (including relocation of the existing access from Winchester Road and any necessary modifications), cut-off drains, driveways, footways into and within the site, have

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

been laid out and constructed/alterd in accordance with specifications and details to be first submitted to and approved in writing by the Local Planning Authority.

NOTE: A licence is required from Hampshire Highways Winchester, Central Depot, Bar End Road, Winchester, SO23 9NP prior to the commencement of access works.

08 Reason: To ensure satisfactory means of access and visual appearance to the site and to promote cycling and walking.

09 The parking spaces hereby approved shall not be used for any other purpose than the parking of cars.

09 Reason: To ensure the provision and retention of the parking spaces in the interests of local amenity and highway safety.

10 The development hereby permitted shall not be occupied until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in a forward gear.

10 Reason: To make proper provision for off street parking.

11 Before the development hereby approved is first brought into use, visibility splays of 2.0 metres by 40 metres (looking south-east) and 2.0 metres by 31 metres (looking north-west) shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles and obstructions at all times.

11 Reason: In the interests of highway safety.

12 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.

12 Reason: In the interests of highway safety.

13 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.

13 Reason: In the interests of highway safety.

14 The development hereby approved shall not be occupied until a system for the disposal of sewage and surface water (including sustainable urban drainage and methods for the retention/management of greywater and stormwater within the site) has been provided on the site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Note: A formal application for connection to the public sewerage system is required in order to service this development and the applicant will be required to enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure to service the development. To initiate a sewer capacity check to identify the appropriate connection point for the development please contact Atkins Ltd., Anglo Street, James House, 39A Southgate Street, Winchester, SO23 9EH (tel: 01962 858688), or www.southernwater.co.uk.

14 Reason: To ensure satisfactory provision of foul and surface water drainage and to prevent flooding.

15 Details of the floor slab levels and existing and proposed ground levels shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on the site. The development shall be carried out in accordance with the approved details.

15 Reason: To protect the amenities of the locality and neighbouring residents.

16 No development shall take place until a scheme to deal with contamination shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall conform to current guidance and best practice as set out in BS10175:2001 Investigation of potentially contaminated sites - code of practice or other supplementary guidance and include the following phases, unless identified as unnecessary by the preceding stage and agreed in writing by the LPA:

- a) A desk top study and conceptual model documenting all the previous and existing land uses of the site and adjacent land;
- b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study;
- c) A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

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

17 Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person nominated in the approved remedial strategy shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the approved remedial strategy has been implemented fully, unless varied with the written agreement of the Local Planning Authority in advance.

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

18 Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination 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.

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

19 No development or site preparation involving ground disturbance shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological mitigation work in accordance with a Written Scheme of Investigation that has been submitted to and approved in writing by the local planning authority. No development or site preparation involving ground disturbance shall take place other than in accordance with the Written Scheme of Investigation approved by the local planning authority. The Written Scheme of Investigation shall include:

1. The programme and methodology of site investigation and recording
2. Provision for post investigation assessment, reporting and dissemination
3. Provision to be made for deposition of the analysis and records of the site investigation (archive)
4. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

19 Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations, in compliance with policy CP20 of LPP1 and Policy HE.1 of the WDLPR 2006.

20 Following completion of archaeological fieldwork a report shall be produced in accordance with a programme to be first approved in writing by the Local Planning Authority and including where appropriate post-excavation assessment, specialist analysis and reports and publication.

20 Reason: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available, in compliance with policy CP20 of LPP1 and Policy HE.1 of the WDLPR 2006.

21 Prior to development commencing on the site fully annotated drawings of typical window sections at a scale of 1:20 or 1:50 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved drawings prior to the occupation of development on the site.

21 Reason: In the interests of visual amenities as the development is located on a prominent site within the Conservation Area and adjacent to listed buildings.

22 No development pursuant to the permission hereby granted shall commence until a site habitat management plan has been submitted to and approved in writing by the Local Planning Authority. The approved development shall be implemented in accordance with the approved details.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

22 Reason: In order to ensure habitat enhancements on the site.

23 The development hereby permitted shall only be occupied as a sheltered housing scheme by persons of 55 years of age or over, or 50 years of age if cohabiting with a partner of 55 years of age or over.

23 Reason: To restrict the development to a specialist form of residential accommodation that generates parking provision suitable to that provided on the site and because the use of the development for unrestricted occupation would result in a development that more significantly conflicts with LPP1 policy requirements and where an exception to policies could not be justified.

24 The development hereby permitted shall be carried out in accordance with the approved plans and details as listed below, except for landscaping, boundary treatment and hard surfacing details, which shall be subject to conditions 4, 5, 10 and 11.

The Planning Bureau Limited					
Drg. No	Scale	Size	TITLE	Rev	Date
A01-1826-00	1:1250	A1	Site location plan	-	Nov 2012
A01-1826-01	1:200	A1	Site plan	B	15.04.2013
A01-1826-02	1:100	A1	Ground floor plan	A	24.04.2013
A01-1826-03	1:100	A1	First floor plan	A	24.04.2013
A01-1826-04	1:100	A1	Second floor plan	A	24.04.2013
A01-1826-05	1:100	A1	Roof Plan	A	24.04.2013
A01-1826-06	1:20	A1	North East Elevation & North East Sectional Elevation	A	April 2013
A01-1826-07	1:100	A1	South East Elevation & North East Sectional Elevation	A	April 2013
A01-1826-08	1:200	A1	South West Elevation & North West Elevation	A	April 2013
A01-1826-09	1:500	A1	South West sectional elevation	A	April 2013
Paul Basham Associates					
034.0026.100	1:1250	A1	Traffic Calming Scheme	P5	21.01.13
New Leaf Studio					
MCS463 DRG01	1:1000	A1	Indicative Landscape Proposals	D	15.04.2013

24 Reason: For the avoidance of doubt as to the scope of this planning permission and the permitted plans and to ensure a high quality development.

Informatives:

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;

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

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

In this instance the applicant was provided with pre-application advice, updated of any issues and encouraged to provide details and amended plans that would enable the Council to support the application.

02. This permission is granted for the following reasons:

The development is in broad 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.

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

Local Plan Part 1 - Joint Core Strategy: DS1, MTRA1, MTRA2, CP2, CP3, CP7, CP9, CP11, CP13, CP14, CP20

WDLPR 2006: DP3, DP4, DP5, DP13, HE1, HE2, HE4, HE5, HE6, HE7

04. 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 Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

05. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, 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.

Jacky Wilson

From: clerk.wickham@parish.hants.gov.uk
Sent: 24 May 2013 16:00
To: James Jenkison
Cc: Angela Clear
Subject: 13/00212/FUL McCarthy & Stone Wickham

James

The Parish Council requests this application is heard by committee due to the following concerns:

No affordable housing provision in a village with a very high need for such housing.

No contributions to the Open Space Fund in a village with a number of outstanding projects in need of funding.

The impact of the proposals on No 5 Mosse Court is also a concern although you have advised it is not a material consideration.

Regards

Nicki Oliver
Clerk to Wickham Parish Council
tel 01329 835019
www.wickhamparishcouncil.org