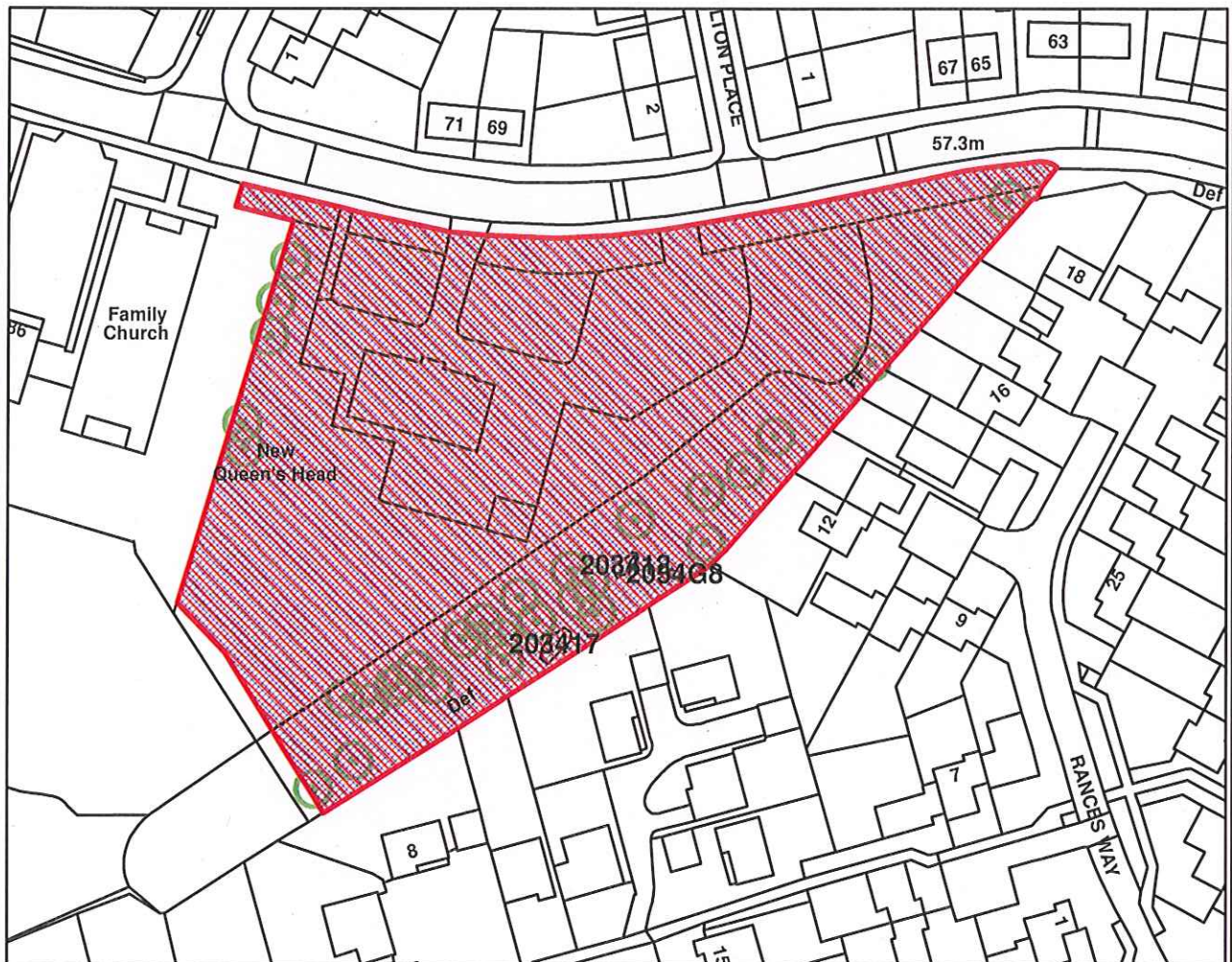




14/01341/FUL



Legend

Scale: 0 0.01 0.02 0.04 KM

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Organisation	Winchester City Council
Department	Winchester GIS
Comments	Not Set
Date	06/08/2014
MSA Number	100019531

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 2
Case No: 14/01341/FUL / W11591/09
Proposal Description: Erection of 21no. affordable housing comprising 1no. one bedroom dwelling, 5no. three bedroom dwellings, 9no. two bedroom dwellings and 6no. 1 bedroom flats
Address: New Queens Head Stanmore Lane Winchester Hampshire SO22 4AJ
Parish, or Ward if within Winchester City: St Luke
Applicants Name: Winchester City Council
Case Officer: Lewis Oliver
Date Valid: 11 June 2014
Recommendation: Application Permitted

General Comments

This application is reported to Committee because the applicant is Winchester City Council and one or more representation has been received contrary to the recommendation.

Amended plans have been received to omit one of the pedestrian access points from Stanmore Lane and to clarify the boundary treatments in the rear parking courtyard.

Site Description

The proposal site is located in the southern part of Winchester City towards the bottom of Stanmore Road which is a well used thoroughfare providing an east/west link between Romsey Road and St Cross.

The New Queens Head public house was located within a central position on the site, before it was demolished with an existing access serving a large area of hardstanding to the east of the building and grassed area behind used as a garden.

The site slopes from east to west and from north to south. It rises steeply beyond the pub turning into a steep bank with a belt of mature trees bounding this entire rear boundary curving round the site.

To the west of the site is the Winchester Family Church, a large rectangular building of contemporary design which presents a gable to Stanmore Lane and long flank elevation to the sites west boundary.

There is another row of mature trees between the church and its eastern boundary which are protected by a tree preservation order (TPO) and there is a public Right of Way running along this boundary (of the pub site and church) giving access to the recreation site to the south.

The tree line and much of the sloping bank of the site comprises the end of a long wedge of land through Stanmore designated as important amenity open space.

High up to the sites southern boundary and beyond the tree belt are the 2 storey houses of Rances Way and Hazel Grove of Badger Farm.

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Opposite the site across Stanmore Lane (Walton Place and Cromwell Road) are the 1930s houses of Stanmore which are characteristic of the estate in their proportions, appearance and layout.

Proposal

The proposal is for the erection of 21no. affordable housing comprising 1no. one bedroom dwelling, 5no. three bedroom dwellings, 9no. two bedroom dwellings and 6no. 1 bedroom flats. The proposal would provide a new vehicular access to the site on the western part of the site, which would follow into a courtyard and would provide parking and rear access to the properties. The new access is currently a footpath, which as part of the development would have to be improved and become a defined footpath alongside the vehicular access.

The proposed development includes improving accessibility from Stanmore Lane towards the recreation ground; Carroll Community Centre and further into the wider Badger Farm Estate. In addition a Woodland Management Strategy is proposed to enhance and manage the trees to the south of the site, to enhance the biodiversity of the site and maintain the woodland as a prominent visual feature in the street scene. These enhancements and proposals form part of the wider Stanmore Planning Framework.

Relevant Planning History

12/01333/FUL -- Residential development by the erection of 11 market dwellings comprising 6 x two bedroom houses, 4 x three bedroom dwellings and 1 x four bedroom house and 3 affordable dwellings (3 x two bedroom houses) with associated access, parking and landscaping following demolition of the existing public house – Refused - 28.09.2012

12/01334/FUL - Erection of a convenience store (Class A1 retail) with associated access, parking and landscaping following demolition of existing public house Refused - 28.09.2012

Both of these applications were refused over concerns over the development being out of keeping with the character and appearance of the area, lack of control over a replacement community facility, encroachment into amenity areas and lack of permeability in relation to improving community access.

11/01210/FUL Erection of convenience store and child care nursery with associated access, parking and landscaping following demolition of existing public house. Refused 30.08.2011, appeal dismissed 17.05.2012.

11/01214/FUL Residential development comprising the erection of 7 no. two bedroom and 7 no. three bedroom dwellings with associated access, parking and landscaping following demolition of existing public house. Refused 30.08.2011, appeal dismissed 17.05.2012.

Consultations

Engineers: Drainage: No Objection

Engineers: Highways: No Objection – subject to conditions 14 -18

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Head of Environmental Protection: No Objection – subject to condition 10 regarding how to deal with any unexpected contamination.

Head of Landscape: The redevelopment of the New Queens Head site encroaches into an area of open space designated as RT1 and RT2. This area of Open Space accommodates a strong tree belt that physically separates Stanmore from Badger Farm. Tree belts (such as the one at the back of the New Queen's Head site) are part of the locally distinctive townscape character of Winchester City. Encroaching on this area undermines this green belt that creates a 'sense of place' within Winchester, this approach is detrimental to the townscape character and contrary to Policy CP20.

However notwithstanding this there is a requirement for affordable housing, the area of open space encroached upon has a very limited affect on the tree belt and will allow the woodland to be enhanced and managed. Conditions 4 - 6 are proposed to get a revised landscaping scheme, in order to get a hedge along the frontage.

Head of Landscape: Trees: There are trees that may be adversely affected by the proposals. The submitted arboricultural information is considered to be adequate for the purpose of identifying and categorising the trees onsite and on adjacent land. However, the information needs updating to reflect the scheme as submitted. As such conditions 7-9 are proposed in order to get this relevant information.

Head of Landscape: Open Space: Despite the proposal building on protected open space, the gains which will accrue to the immediate neighbourhood in terms of affordable housing provision and improved access to existing open space, sufficiently mitigate and outweigh the loss of the RT1& RT2 open space. The proposal is therefore deemed to be acceptable in open space terms, given these special circumstances.

Environment Agency: No Objection

Southern Water: No Objection subject to informative

Urban Design: Response awaited will be reported in the update sheet

Representations:

City of Winchester Trust: The Trust panel found this a rather unimaginative solution with the buildings addressing Stanmore Lane rather than using the slight slope on the site. It is also felt that the creation of valley gutters between the dwellings introduces maintenance problems and the possibility of leaks if this is neglected. The Trust therefore OBJECTS to this application. The introduction of vertical solar panels on the elevations of the flats is, however, to be commended.

1 letter of comment highlighting the following points:

- Would like confirmation that the tree belt between the development would be retained and appropriate boundary treatment to prevent people from accessing this area

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Relevant Planning Policy:

Winchester District Local Plan Review

- DP.3, DP.4, DP.5, H.3, RT.1, RT.2, RT.4, T.1, T.2 and T.3.

Winchester Local Plan Part 1 – Joint Core Strategy

- MTRA1, CP1, CP2, CP3, CP6, CP10, CP11, CP13, CP14, CP15

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Other Planning guidance

Parking Standards 2002

Winchester Housing Needs Survey

Affordable Housing Supplementary Planning Document

Stanmore Planning Framework

Planning Considerations

Principle of development

The proposal site is located within the main settlement boundary of Winchester and therefore there is a presumption in favour of additional housing development, subject to an assessment with other policies of the Local Plan.

The previous planning applications need to be taken into account as a material consideration in the assessment of this application. This assessment sets out the evolution of the considerations in terms of the use of the site in principle i.e. reasoning behind finding the loss of the pub acceptable. In concluding with the recommendation to permit, all material matters are weighed against each other, particularly the proposed affordable housing, policy requirements and the physical and visual impact on the character and appearance of the area.

One of the key Local Plan policies of relevance is CP6 as there was a public house on the site which has now been demolished. The policy classifies the pub as a facility or service, and the policy seeks to retain the current (or last) use. On this point, the policy seeks to resist losses 'to other uses' and paragraph 7.43 amplifies this by referring to the aim of retaining 'existing local facilities or services'.

The New Queens Head was marketed as a public house for over 12 months prior to its acquisition by the Council but without success. The Stanmore Planning Framework suggests that the site could be purchased to either enhance community facilities in the location or provide new homes on the site. The Council had discussions with several locally based community groups regarding potential relocation to the site, but this would have proved difficult to achieve within a reasonable timeframe and was subsequently ruled out as a use for the site. Following this, proposals were considered for a mixed residential and retail site or a residential only site. Following a Community Planning Event it was decided that the site should be used as an affordable housing residential scheme, in order to provide homes for people with a strong Local Connection to Stanmore.

LPP1 Policy CP2 states that housing development should provide a range of tenures and sizes, taking into account local housing needs and local circumstances. Priority is given to the provision of new affordable homes. Policy CP3 requires 40% of the gross number

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of dwellings to be affordable housing, unless this renders the development unviable. 70% of the affordable homes should be for rent.

The proposal is for 100% affordable housing, with all units being for rent. The mix of affordable accommodation has taken into account the housing needs of people on the Housing Register with a strong local connection to Stanmore only, which are as follows:

- 46 require 1 bedroom
- 18 require 2 bedrooms
- 5 require 3 or 4 bedrooms

The scheme therefore comprises the following accommodation:

- 5 x 3 bedroom/ 5 person family houses
- 9 x 2 bedroom/ 4 person houses
- 6 x 1 bedroom/ 2 person flats
- 1 x 1 bedroom/ 2 person bungalow

As such the proposed housing mix is considered acceptable and reflects the housing need identified in the Winchester Housing Needs Survey.

Impact on the character and appearance of the area

The proposal breaks the massing of the development into 4 separate blocks. The blocks facing Stanmore Lane are set back from the road and separated from it by planted borders, reflecting the pattern of the area. The dwellings facing the access road directly off of Stanmore Lane are arranged to give their own street frontage. The houses have their own private rear gardens and pedestrian access from the front with vehicular parking and a secondary access to the rear. Access along the public footpath at the eastern part of the site to the recreation area has been improved with a replacement surface and additional ramped areas to enable more inclusive use. There are currently two options for this path; the first option includes a zig zag path, with an associated retaining wall, which would be required by virtue of the changing levels towards the north. The second option is less contrived and would gradually follow the topography, this is currently subject to purchasing an area of land. Condition 18 is proposed in order to be able to facilitate and implement this option, subject to the land acquisition.

The hierarchy of space, from public to private, has been an important consideration for the layout of the site with separating spaces between buildings and public spaces, the surface of the on-site roads also helps differentiate them from the main public thoroughfare. All public areas of the site have the security advantage of passive surveillance, most from multiple dwellings and from both ground and first floors. The site also maintains an open appearance to re-enforce the new development's integration with the existing houses and community. The buildings are also set back from the street in order to respect the general building line and not appear to be overbearing from the street. The rear tree belt helps to visually separate the development from the rear of the houses in Badger Farm. The layout of the blocks of houses and flats has allowed all residences to be double aspect to maximise the light and amenity of each. All of the houses have private rear gardens and defensible space between their front façade and the public path, whilst all of the flats have either a garden space or an outside balcony. The balconies have side screens to help control views and overlooking. Each house and

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half of the flats have individual entrances with porches and each house has a private on-site parking space, with the rest of the spaces in public areas.

The new houses encroach to a small extent into the RT1/RT2 land to the east side of the site. In this respect and having regard to the previous decision taken at this site, the findings were that this would materially reduce the open and undeveloped character of the rear part of the site to the detriment of its amenity value.

This land currently is not accessible neither is it managed nor maintained in any way. This proposal includes a Woodland Management Strategy which would improve the visual amenity and overall management of this area. In addition the proposed layout and landscaping masterplan would create improved access. The scheme provides useable areas of amenity space on areas of sloping ground between the parking area and woodland. In addition the proposal forms part of a wider improvement programme to footpaths and accessibility between Stanmore Lane, the recreation ground, Carroll Centre and the Badger Farm Estate. The scheme proposes robust landscaping, particularly a native hedge located between the dwellings and Stanmore Lane along with landscaping within the rear parking area, which would help soften the development and help integrate it against the backdrop of the mature tree belt. The landscaping would also improve the ecological and biodiversity potential of the site by providing natural and diverse habitat areas within the development with the shrub and tree planting creating visual interest for residents and the wider street scene.

Furthermore a public exhibition was held in February 2014, which afforded local residents the opportunity to comment on the submission and following feedback, it was agreed to develop the site for 100% affordable housing, as this was the preferred option, as by selecting this scheme it would allow a number of additional benefits to the community.

The scheme would provide 21 affordable council homes which will benefit the local community and would allow improved access between Stanmore recreation ground, Badger Farm Estate and the Carroll Centre, which would particularly benefit families with children at Stanmore Primary School and residents in the area. The proposal would have a positive impact by improving accessibility and the character and appearance of the area.

Design/layout

The proposed site plan layout breaks the massing of the development into 4 separate blocks. The blocks facing Stanmore Lane are set back from the road and separated from it by planted borders, reflecting the pattern of the area. The dwellings facing the access road directly off of Stanmore Lane are arranged to give their own street frontage. The houses have their own private rear gardens and pedestrian access from the front with vehicular parking and a secondary access to the rear.

The appearance and massing of the elements in this scheme have been arrived at after looking at the character of the local area and balancing this with a desire to have individually identifiable houses within each block. The scheme has been limited to the two storeys generally seen in this area. As well as breaking up the residential units into a series of clearly separate masses, each dwelling sits under its own pitched roof creating the appearance of individual houses. The gables create a rhythm to the overall street scene and the composition of the openings and projecting window boxes help accentuate this.

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The simple pallet of materials to be used has been carefully selected to help the scheme sit comfortably within its context, whilst giving the development a distinctive and identifiable character. The walls are of soft red stock brick with traditional red plain roof tiles. The projecting window boxes are to be clad in grey solid surface cladding panels with shadow gaps to give a crisp detailed finish. Windows are to be grey with a smooth aluminium PPC effect finish. Glass will be the predominant material used for the balconies with the screening element and deck edge to match the projecting boxes. It is considered that in order to add visual interest to the front elevation that alternative colours around the windows and doors would help provide interest to the development, therefore condition 2, includes requirements for alternative colours for each dwelling to be approved by the Local Planning Authority.

Landscape/Trees

A tree report and method statement has been submitted with the application, which demonstrates that the trees would be protected during construction and would not be threatened by the foundations of the development. Given the location of the development, it is considered that the trees can be accommodated without detriment to the longevity of these mature trees. The Arboricultural Officer has noted that further information is required in order to ensure that the development, particularly the new access, is of a no dig foundation method, so that the proposal does adversely affect the root system of the trees. The Arboricultural Officer has therefore recommended conditions 7, 8 and 9 to deal with this issue.

Impact on the amenities of neighbouring properties

The proposed development by virtue of its scale, layout, design, size and massing is not considered to have a significant adverse impact on the amenities of neighbouring properties with regard to loss of sunlight/daylight, overlooking or overbearing impact to warrant the refusal of this application.

Highways/Parking

The proposal would provide a new access to the site, which is considered acceptable as it provides adequate visibility and manoeuvrability for this scale of development. The access would come out onto Stanmore Lane. It is therefore considered that the limited increase in traffic would not have an adverse impact on highway or pedestrian safety to justify refusal.

A total of 31 car parking spaces are proposed with sheds and secure cycle storage being provided on site for the storage of bicycles within the private gardens, in addition to 2 cycle spaces in secure lockers for each flat. The total number of onsite car parking spaces for each unit is:

- 1 car space per flat; total 6 un-allocated (including 2 accessible bays)
- 1 car space per bungalow; total 1 un-allocated
- 1.5 car space per 2 bed house; total 6 allocated and 8 un-allocated (including 1 accessible bay)
- 2 car space per 3 bed house; total 7 allocated, 3 un-allocated

Out of the 31 spaces only 13 are allocated/on plot, this leaves substantial flexibility for the varying car ownership levels between the different dwellings to balance out across the whole site.

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The Highway Officer raised concern with regard to the number of proposed paths along the frontage of Stanmore Lane, which may encourage residents to park on the road.

The number of front access paths has been reduced to one however due to the existing site levels and the difference in height between the pavement and the proposed houses, in order to be Disability Discrimination Act (DDA) compliant ramped access paths have to be provided from the pavement to the semi-private path in more than one location. The number of connections between the pavement and the semi-private path has been reduced to a minimum to address concerns to discouraging on street parking.

Whilst the level of parking proposed does not fully comply with the adopted parking standards, and proposes 7 spaces less than adopted standards, the site is situated in a highly accessible and sustainable location which has good links to the local public transport network, with the number 1 bus route running along Stanmore Lane. In addition there are nearby local facilities including: primary school, secondary school, church, community centre and a wide variety of local shops. As such the level of parking provision is considered acceptable in this location.

Contamination

The Head of Environmental Protection has advised that there is potential for unknown materials to be located behind the existing retaining wall on site. Given the low contamination risks identified in the assessments there is no requirement to undertake a site assessment prior to the commencement of the development however, condition 10 is recommended to address the potential for unexpected materials to be uncovered as part of the development.

Sustainability

Policy CP11 of LPP1 requires new development to achieve the lowest level of carbon emissions and water consumption which is practical and viable, and requires residential development to achieve Code for Sustainable Homes Level 5 for Energy and Level 4 for water.

An Energy and Feasibility Statement reference ESS/NQH/20141205 – RT has been prepared by NRG Consulting. In order to achieve the energy requirements, the aim is to utilise a gas central heating system as the primary heat source together with supplementary renewable energy in the form of Photo Voltaic panels and a whole house mechanical ventilation/heat recovery system. In addition to this, each of the fabric elements will be insulated to achieve u-values which exceed those required for building regulations including the use of more specialist window and external door systems. The building fabric will also be designed to achieve very high levels of air tightness and Accredited Construction Details will be used in respect of enhanced thermal bridging.

Other renewable energy design features were also considered in respect of achieving Energy1 and 2 Level 5 including ground and air source heat pumps and biomass heating. However, these features were not considered to be feasible due to site constraints, installation and potential running costs and the potential for unreasonable future management and maintenance requirements. Overall, the scheme is designed will achieve Code level 5 for Energy and Code level 4 for Water and this is covered by conditions 11 and 12.

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Drainage

The drainage engineer has no objection to the development and is of the view that that the site can be suitably drained.

Impact on 3

The application is accompanied by a phase 1 ecology survey, which has identified that there are no protected species on the site; however the report identifies areas for ecology enhancements in the form of bat boxes and the proposed native landscaping. It is therefore considered that the development would provide an opportunity for ecological enhancement; this is covered by condition 13.

Recommendation

Application Permitted subject to the following condition(s):

Conditions

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

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

2 Before development commences 1:20 scale fully annotated plans, elevations and sections of the following details shall be submitted to and approved in writing by the local planning authority:

- Eaves, verges, bargeboards, ridge tile profiles
- PV panels
- Rainwater goods
- Window frames and panels, doors, door surrounds and canopies (to include colours samples for each dwelling)
- Garden gates, railings and all boundary treatment
- Balconies with supports
- Metre boxes/cabinets including positions, colours and materials

The above details shall be implemented in accordance with the approved details before each building is occupied.

2 Reason: To ensure that the external appearance of the development is of a high quality in this sensitive town centre site.

3 Before development commences samples of all the external materials of the buildings and external hard landscaping surfaces shall submitted to and approved in writing by the local planning authority. The external materials shall comprise and clay plain tiles for the roofs.

3 Reason: To ensure that the external appearance of the development is of a high quality in this sensitive site.

4 Notwithstanding the submitted landscaping scheme no development shall take place until a revised landscape plan to include details of both hard and soft landscape works

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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:

- existing and proposed finished levels or contours;
- means of enclosure, including any retaining structures;
- hard surfacing materials.

Soft landscape details shall include the following as relevant:

- 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;
- retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- implementation programme.

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

5 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.

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

6 Notwithstanding the submitted landscape maintenance plan no development shall take place until a revised 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. Landscape maintenance shall be carried out in accordance with the approved schedule.

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

7 Amended Arboricultural Information in accordance with BS5837:2012 -Trees in relation to design, demolition and construction or any subsequent revisions shall be submitted to and approved by the Local Planning Authority, prior to any demolition, construction or groundwork commencing on the site.

All works prescribed both to trees and that related to demolition and construction activities shall then be undertaken in strict accordance with this information.

7 Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

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8 Protective measures, including fencing and ground protection, in accordance with the approved Arboricultural Information submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site and will remain until the development is complete.

8 Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

9 All groundwork taking place within the root protection area shall be undertaken under the strict supervision of arboricultural supervisor - a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

9 Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

10 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.

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

11 No development shall take place until a copy of the interim stage Code for Sustainable Homes certificate (at level 4 and 5 standard) or evidence sufficient to meet the requisite Code for Sustainable Homes mandatory credits (in Ene 1 and Ene 2) for level 5 for energy/CO2 and (Wat 1) for water at level 4 have been submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

11 Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 (Joint Core Strategy).

12 No occupation shall take place until a copy of the final stage Code for Sustainable Homes certificate (at level 4 and 5 standard) or evidence sufficient to meet the requisite Code for Sustainable Homes mandatory credits (in Ene 1 and Ene 2) for level 5 for

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energy/CO2 and (Wat 1) for water at level 4 have been submitted to and approved by the Local Planning Authority.

12 Reason: To reduce the carbon footprint of the development hereby approved.

13 The development shall be carried out in accordance with the measures and enhancements set out in accordance with the Biodiversity Survey by Katie Pollard dated 31st March 2014 unless otherwise approved in writing by the Local Planning Authority.

13 Reason: To provide adequate mitigation and enhancement for protected species.

14 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.

14 Reason: In the interests of highway safety.

15 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.

15 Reason: In the interests of highway safety.

16 The existing access(es) to the site shall be stopped up and abandoned and the footway crossing; shall be reinstated to the requirements of the Local Planning Authority, immediately after the completion of the new access hereby approved and before the new access is first brought into use.

16 Reason: In the interests of highway safety and the amenities of the area.

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

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

18 No development shall take place until details of the works to the highway have been submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority. Development shall be carried out in accordance with the approved details.

18 Reason: In the interests of highway safety.

19 Notwithstanding the submitted plans no development shall commence until details of the new footpath have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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19 Reason: In the interest of the amenity of the area.

20 No external lighting shall be provided other than in accordance with a scheme for the prevention of light pollution from the internal roads and car parking areas submitted to and approved in writing by the Local Planning Authority.

20 Reason: To protect the countryside landscape character and visual amenities of the locality.

21 The development shall be carried out in accordance with the measures and enhancements set out in accordance in the Woodland Management Strategy – Ref:TF/WS/961 rev A dated May 2014 unless otherwise approved in writing by the Local Planning Authority.

21 Reason: To provide woodland and ecological enhancement for the area.

Informatives:

This permission is granted for the following reasons:

1. 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.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Winchester District Local Plan Part 1 - Joint Core Strategy: Policies CP1, CP2, CP3, CP6, CP10, CP11, CP13, CP14, CP16, CP20
Winchester District Local Plan Review 2006: Policies H3, DP3, DP4, RT1, RT2, T2, T4.
3. 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, updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. The applicant was updated of any issues after the initial site visit.
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.

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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. A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.
7. It is recommended that the Tree Officer is informed once protective measures have been installed so that they can be inspected and deemed appropriate. Evidence will also be required to demonstrate that the protective measures have been installed prior to any demolition, construction or groundwork commences on the site and to show that it has remained until the development is completed before the relevant condition may be discharged.