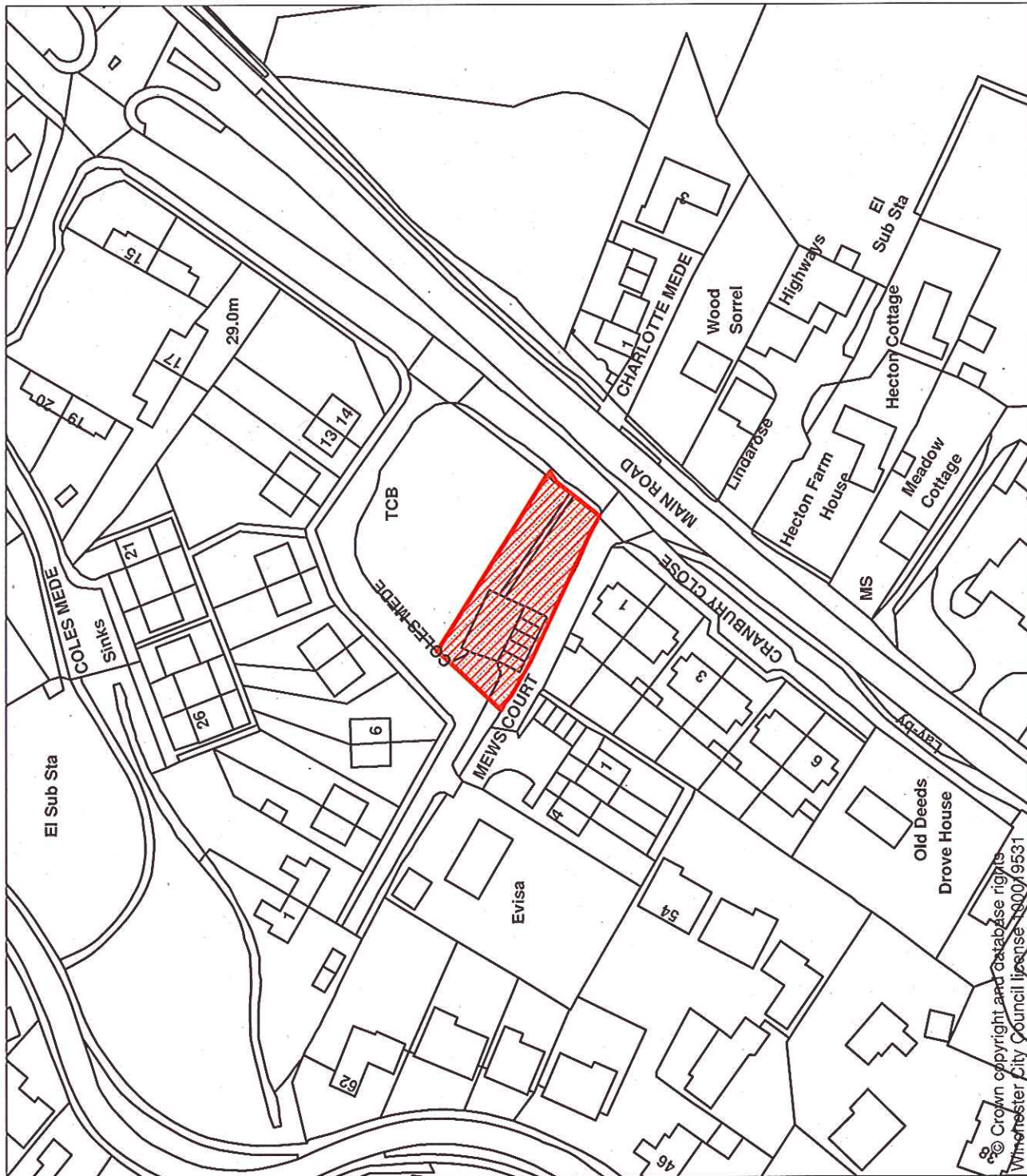


# Land at Coles Mede, Otterbourne, SO21 2EG

17/00225/OUT



**Winchester**  
City Council



## Legend

Scale: 0 0.0125 0.025 0.05 KM

Organisation	Winchester City Council
Department	Winchester GIS
Comments	1:1250
Date	10/04/2017
PSMA Number	100019531

**WINCHESTER CITY COUNCIL  
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**Item No:** 06  
**Case No:** 17/00225/OUT  
**Proposal Description:** (AMENDED DESCRIPTION) Proposed redevelopment of existing WCC garage court and amenity land to the side of the garage court, to erect 6 affordable houses.

**Address:** Garage Block 1 To 5 Coles Mede Otterbourne Hampshire  
**Parish, or Ward if within Winchester City:** Otterbourne  
**Applicants Name:** Mr C Wilkinson  
**Case Officer:** Sara de Barros  
**Date Valid:** 26 January 2017

**Recommendation:**  
Approval

**General Comments**

This application is reported to Committee because of the number of objections received.

**AMENDED PLANS DATE:- 6<sup>TH</sup> April 2017**

Amended plans have been submitted making slight changes to the unit mix

**Site Description**

The application site relates to a piece of land in the settlement of Otterbourne and is positioned to the Southwest of a green area of public open space. The piece of land to which this application for development relates is currently housed by a garage block and an area of hardstanding.

This application is for outline Planning permission and deals with the layout and scale of the development.

The site is bounded by properties to the north and west boundary, however it is considered due to the boundary separation, positioning of the dwellings and the scale/form that minimal impact upon these properties will be created.

To the South of the site is Mews Court comprised of two storey dwellings, and positioned to the north and west of the site are dwellings comprised of two storey design and detached bungalows.

To the South of the site are two large sycamore trees.

**Proposal**

- This is an outline application
- It is for 6 affordable dwellings
- The proposals include pedestrian and cycle access



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**Relevant Planning History**

none

**Consultations**

Strategic housing

- This proposal is for six new units of affordable accommodation. The New Homes Delivery Team has been working closely with Footstep Living (applicant) to enable this development to take place. The land subject to this application is owned by Winchester City Council.
- The proposal accords with the Councils Housing Strategy as set out in the Winchester Housing Strategy 2013/14 to 2018/19.
- Footstep Living has maintained good dialogue with the Parish Council and on the basis of their discussions had expected the Parish to support the proposal.
- The Council carried out a survey of the usage of the garage on the site in April 2016.
- There are five garages on the site and it was found that two are used for parking of vehicles.
- Support.

Highways

- The proposal requires a total of 9 car parking spaces (subject to these remaining unallocated) in order to comply with Winchester City Council Residential Parking Standards.
- These are to be provided in two areas - five no spaces to the west of the site and four no. spaces to the east. A small area is also included to enable turning facility for larger vehicles.
- There are no highway objections in principle and if you are minded to permit the proposed development please apply the following conditions: Plans and particulars showing the detailed proposals for all the following aspects of the development (hereinafter called "the reserved and other matters" shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced.

Environment agency

- We can confirm that the Environment Agency has no objection in principle to the proposed development as submitted.

Southern Water

- Southern Water requires a formal application for a connection to the public foul and surface water sewer to be made by the applicant or developer. Require an informative is attached to the consent.

Tree Officer

- No objection - the trees scheduled for removal are low poor quality and are not worthy of protection.

Countryside Access Team Hampshire County Council

- The Green at Coles Mede, Otterbourne is the subject of a village green application,

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VG 266.

- Should village green rights be registered over any, or all, of this land, no building can take place where those rights are registered over that land, save for those such as sports pavilions that will facilitate the enjoyment of lawful sports and pastimes by the inhabitants. Once a village green is registered, the only legal recourse for an aggrieved party is through a judicial review of the determination decision.

### Environmental health

- No adverse comments to make concerning the application. Recommend informatives about hours of work and no burning on site.

### Highways England

- Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.
- In the case of this development proposal, our interest is in the M3 J12. Having examined the above application we do not offer any objections to this proposal.

### **Representations:**

#### Otterbourne Parish Council

- The Parish Council originally objected to the proposed development on this site due to the housing mix they did not support the housing units as originally proposed
- The new proposal for outline planning put forward by the Agents of 2 x 2 bedroom houses; 2 x 3 bedroom houses; 2 x 1 bedroom flats was put to the Parish Council Planning Committee by email and it has gained approval in principle from the majority of Councillors.
- Some feedback: Two Councillors are in full support for these revised plans. Two Councillors (plus a Councillor with Declared Interest as a local resident) are still very concerned and would like to see further reduction in the number of residences at full planning application.
- In particular, to change the two flats into one more two bedroomed house providing five dwellings in total. This would better reflect the requirements of the village as received from the 2013/14 village survey and be more appropriate to an area which is already high density and where vehicle numbers and traffic movement are currently difficult.
- The mix of modest housing is supported in principle and will be put to the vote at the Parish Council meeting on the 18<sup>th</sup> April

Letters received from Ten households objecting to the proposal

- Lack of parking provision and concerns of highway safety



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- Impact upon protected species
- Impact upon wildlife
- No parking for service vehicles
- Loss of green space
- Loss of pedestrian access
- Overdevelopment

### **Relevant Planning Policy:**

#### Winchester District Local Plan Part 1 Joint Core Strategy (LPP1)

- MTRA1, CP2, CP11, CP13, CP14, CP20

#### Winchester Local Plan Part 2 –Development management and site allocations

- DM1, DM2, DM3, DM5, DM15, DM16, DM17, DM18, DM19, DM20, DM21, DM22, DM23 and DM24

#### Supplementary Planning guidance

- Residential parking standards December 2009
- High Quality Places March 2015
- Affordable housing 2008

#### National Planning Policy Guidance/Statements

- National Planning Policy Framework

### **Planning Considerations**

#### Principle of development

The site is located within the village of Otterbourne within the defined settlement boundary. The site is identified by policy DM5 of the Local Plan Part 2 as an area of protected open space. Policy DM5 seeks to safeguard open spaces across the District with a general presumption against development not related to the function as open space. However policy DM5 allows exceptionally for proposals where it is demonstrated that the benefit to the community clearly outweighs the harm caused by the loss of all or part of the facility and options for developing elsewhere have been explored. In this case the provision of 100% affordable housing to meet a demonstrated need is considered to outweigh the loss of some of the original open space area which is designated as informal green space. A significant majority of this open space will be retained. There are no plans to enhance this land with additional facilities through this application such as a play area but this has been suggested as an option at the cost to the developer. It is considered that the contribution of the open area to the character of the wider area is maintained in accordance with policy and the existing amenity afforded by the use of the informal green space is enhanced with the removal of the garages and new surveillance from the proposed houses. The proposal is therefore considered to accord with policy DM5.

The scheme has been amended since it was originally submitted to reflect the Parish Councils comments about the housing mix and now is supported by them.



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CP2 seeks to ensure that there is a range of dwelling types with the majority being 2 and 3 bedrooms. This housing mix incorporates a mix of 2 x 3 bedrooms, 2 x two bedrooms and two flats. The policy allows for a range of housing needs. The mix is therefore considered to be acceptable and has regard to housing need within the local area.

Policy CP13 seeks high quality design in new development where it is expected that it meets the highest standards of design. The proposed design and materials are considered to be of high quality that reflects the general character of the area.

Policy DM16 allows for new development provided it accords with the site design criteria. This includes ensuring that the development responds positively to the character, appearance and variety of the local environment in terms of its scale, design and layout. It also seeks to ensure that high quality materials are used that are attractive, durable and appropriate in its context.

Policy DM17 ensures that new development makes adequate provision for parking and access. Parking should be in accordance with the parking standards. Access to the site should be in accordance with highway requirements. Parking and access should be incorporated into the overall design of the scheme taking into account of the character of the area.

The design of the dwelling is considered to be high quality using contemporary materials and innovative design to make the best use of the site in accordance with the criteria of policies CP13 and DM16.

The introduction of the two storey dwellings is considered to be acceptable in this urban context and will not create an unacceptable adverse impact on the adjoining neighbours in compliance with the requirements of policy DM17.

The housing development would also need to meet the requirements for sustainable construction required by policy CP11 of the LPP1, (as modified by Government announcements) which means all dwellings meet code 4 of the Code for Sustainable Homes.

### Design/layout

The design of the proposed dwelling is traditional in its form with the use of traditional materials including brickwork finished in render, roof and further detailing will be dealt with by reserved matters.

The layout of the proposed dwellings are orientated so that impact to the neighbouring properties to the north and west is minimised.

It is considered that the traditional design will significantly reduce the bulk and density of the initial contemporary concept and be in keeping with the area. The form of the proposed dwellings as proposed in this scheme will respond positively to the context of its semi rural area in nature and therefore accords with the aspirations of the High Quality Places SPD which supports traditional architectural forms. It will present an appropriate frontage with enhanced planting and pathway to the green space.

Whilst the houses to the west of Coles Mede are of varied design, and character the new proposed dwellings will be of a positive contribution to this residential area. The



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garages are to be demolished and have not been used to capacity over the years and have not been adequately maintained. The proposed dwellings represent a contrast in terms of its design and materials, these differences will not be unduly apparent in the streetscene, nor result in detriment to the character and appearance of the area.

### Impact upon character of area

The proposal is considered to have limited impact on the character of the area due to its position and scale of the proposed dwellings on the site. Two of the garages are used for the parking of vehicles.

There will be some distant views from Mews Court to the south however these will be partially obscured by proposed boundary planting.

The site will have more of an impact upon properties to the north and west of the site, however it is not considered this would detract from amenities currently enjoyed by these properties given the relationship of the proposed dwellings to them.

It is not considered to harm the character due to its location and it would not be detrimental to public vantage points.

### Impact on neighbouring properties

The proposed dwellings will have two storey elements however the roof height has been maintained below that of surrounding two storey comparative roof heights.

The distance between the proposed is approximately 34 metres and between the proposed dwelling and the rear of the properties in Lower Brook Street is approximately 68 metres.

It is therefore considered that the proposed dwelling would not have an overbearing impact by of loss of amenity.

Details have been submitted by the agent to demonstrate that there is an acceptable distance between the proposed development and the neighbouring properties to prevent unacceptable levels of harm in term of loss of light. The potential for harm on neighbouring amenities has been mitigated by setting the two storey elements away from the boundaries, reducing the overall bulk.

It is therefore considered that the proposed dwelling will not result in an unacceptable level of loss of light or privacy to the neighbouring properties

### Landscape/Trees

The existing site currently has mature trees that will require removal and are outlined in detail in the Arboricultural impact statement by Technical Arboriculture.

A total of 10 trees are to be removed, these trees are considered to be low value amenity trees and the Tree Officer has no objection to their removal.

The development site plans proposed 8 new trees to be planted which will be secured through a landscaping scheme in the reserved matters.

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During construction, there may be an adverse impact, in the short term, on the open green area. This will be detailed and mitigated in a construction management assessment and strategy.

Highways/Parking

The Highways Engineer has confirmed that adequate car parking is proposed and therefore there will be no harm identified to the provision of parking in the local area or safety and freeflow of the Highway network.

The access from Coles Mede will be utilised, and this is used for access to the car parking as set out in the application and is comprised of vehicular and pedestrian access located to the east of the site.

Provision for nine unallocated spaces have been incorporated into the design and sit to the east and west of the site.

Conclusion

In conclusion it is considered that the proposal to provide 6 affordable units of accommodation on part of this open space area is acceptable to meet a demonstrable need and has been designed in such a way to minimise the impact on neighbouring amenities. The contemporary design is one that is supported by policy and the High Quality SPD which will not have an adverse impact on the character of the area. Therefore the proposed development will not result in an unacceptable impact on the character of the area nor on neighbouring amenities.

**Conditions**

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for affordable housing, 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.

**Recommendation**

Application Permitted subject to the following condition(s):

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

**Conditions**

01 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

01 Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).



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02 Plans and particulars showing the detailed proposals for all the following aspects of the development (hereinafter called "the reserved and other matters") shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The approved details shall be carried out as approved and fully implemented before the building(s) is/are occupied.

Reserved and other Matters:

- scale,
- landscaping,
- appearance and
- access

Including:

02 The finished levels, above ordnance datum, of the ground floor of the proposed building(s), and their relationship to the levels of any existing adjoining buildings.

02 Details of the siting, external appearance and materials to be used for any statutory undertakers or service providers equipment such as electricity sub- stations, gas governors, telecommunication cabinets.

02 The provision to be made for contractors vehicles parking and plant, storage of building materials and any excavated materials, huts and all working areas.

02 The provision to be made for the storage and disposal of refuse.

02 Landscape considerations including:

- (i) an accurate plan showing the position, type and spread of all the trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring each tree to a satisfactory condition; and also details of any proposals for the felling, pruning, trimming or uprooting of any trees;
- (ii) a landscape scheme showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;
- (iii) the arrangements to be made for the future maintenance of landscaped and other open areas;
- (iv) all lighting proposed.

02 The provision to be made for the parking, turning, loading and unloading of vehicles.

02 The design of all buildings, plant and tanks, including the colour and texture of external materials to be used together with samples of all external facing and roofing materials.

02 Reason: To comply with the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order).

03 The development hereby approved shall be constructed in accordance with the following plans: to be updated



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03 Reason: To ensure clarity in the decision of the approved plans.

04 Prior to the commencement of the development hereby permitted detailed information (in the form of SAP design stage data and a BRE water calculator) demonstrating that all homes meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

04 Reason: To ensure the provision of sustainable development in accordance with policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

05 Prior to the occupation of the dwelling hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that all homes meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be occupied in accordance with these findings.

05 Reason: To ensure the provision of sustainable development in accordance with policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

06 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.

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

07 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Tree Survey reference January 2017 AIA/AMS-KC/COLESMEDE/001 and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site and retained during construction.

**Inspection of fencing**

The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with January 2017 AIA/AMS-KC/COLESMEDE/001. Telephone 01962 848403.

**Limit of arboricultural work**

No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal and Tree Survey reference January 2017 AIA/AMS-KC/COLESMEDE/001.



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No deviation from agreed method statement

Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Tree Survey reference January 2017 AIA/AMS-KC/COLESMEDE/001 shall be agreed in writing by the Local Planning Authority.

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

08 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.

08 Reason: In the interests of highway safety.

09 Detailed proposals for the disposal of foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before occupation.

09 Reason: To ensure satisfactory provision of foul and surface water drainage.

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no development permitted by Classes A - E of Part 1 Schedule 2 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

10 Reason: To protect the amenities of the locality and to maintain a good quality environment.

**Informatives:**

01 In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating 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 updated of any issues after the initial site visit.

02. This permission is granted for the following reasons:

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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.

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

Winchester District Local Plan Part 1 Joint Core Strategy (LPP1)

- o MTRA1, CP2, CP11, CP13, CP14, CP20

Winchester Local Plan Part 2 -Development management and site allocations

- o DM1, DM2, DM3, DM5, DM15, DM16, DM17, DM18, DM19, DM20, DM21, DM22, DM23 and DM24

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 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.

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

06. The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

The name of the planning officer who dealt with application

The application case number

Your contact details

The appropriate fee.

Further information, application forms and guidance can be found on the Council's website  
- [www.winchester.gov.uk](http://www.winchester.gov.uk).