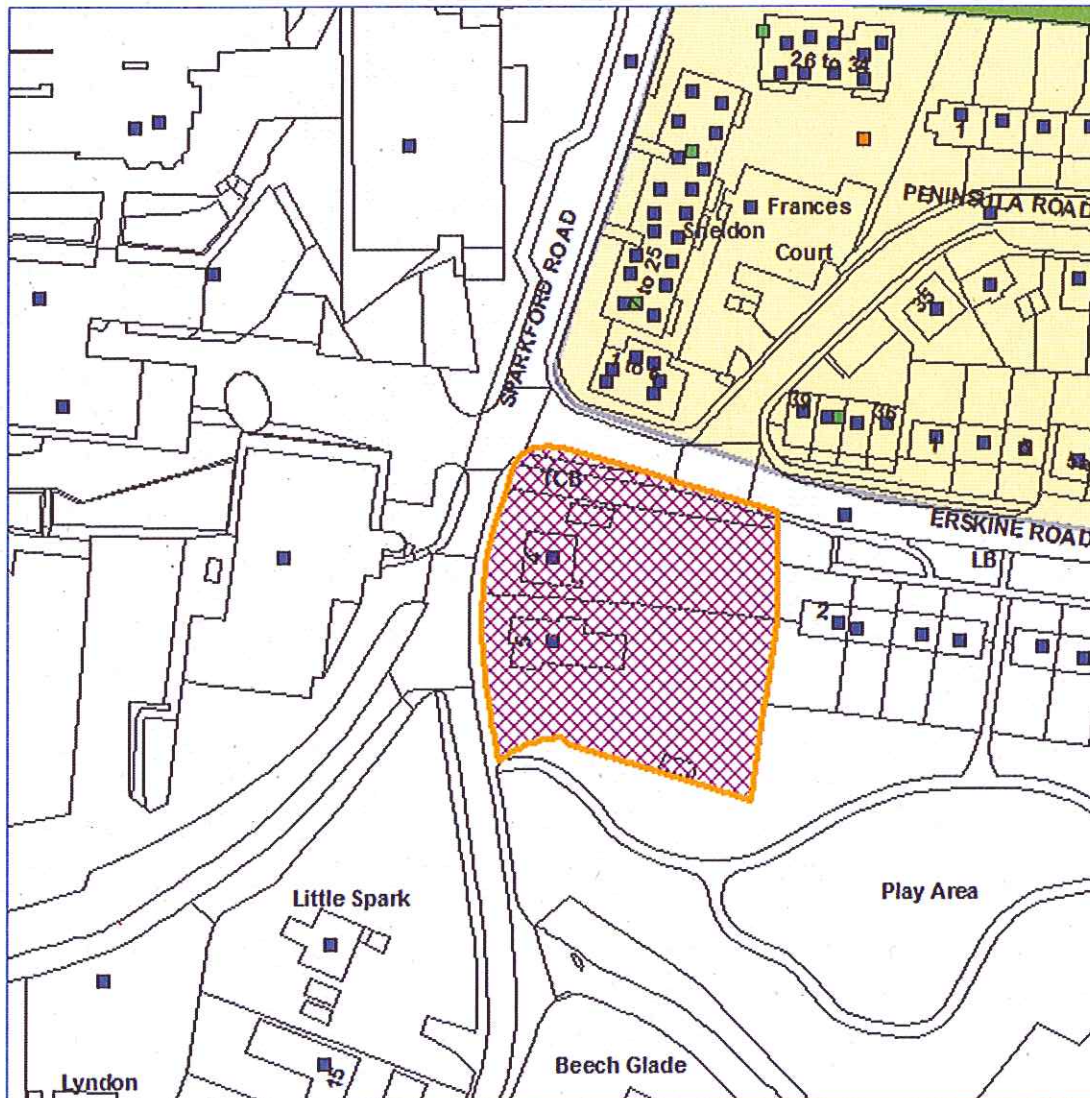


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Item No: 01
Case No: 17/01595/FUL
Proposal Description: Demolition of existing dwellings and the development of 91 studio flats as purpose built student accommodation, small-scale retail, communal areas, car and cycle parking, landscaping and associated works.
Address: Pine Cottage 4 Sparkford Road Winchester Hampshire SO22 4NJ
Parish, or Ward if within Winchester City: St Paul
Applicants Name: Big Sur Properties In Association With Unilife Ltd
Case Officer: Mr Simon Avery
Date Valid: 16 June 2017
Recommendation: Application Permitted



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General Comments

Application is reported to Committee as the number of objections, received was 40.

Amended plans have been submitted reducing the mass and scale of the building, adding additional parking spaces and removing a retail unit. The number of studio flats now proposed is 88.

Site Description

This site is located opposite what is currently the main entrance to the King Alfred Campus of Winchester College. The campus contains a number of iconic modern buildings of high quality architecture including those fronting Sparkford Road at this point.

The application site contains two modest sized dwellings which front onto Sparkford Road. Land levels slope downwards fairly steeply to the south and more gently to the east. The site contains a number of trees. To the east and north east are mainly two storey residential properties arranged along Erskine Road, Peninsula Road and Talavera Road. To the north are blocks of apartments which are 3 to 4 storeys high. To the south is a large area of open space with play facilities. Further south development is generally residential in character.

The site sits outside, but immediately south, of the boundary of Winchester City Conservation Area. There are no designated heritage assets in close vicinity of the site. West Hill Cemetery to the north of the site is on the Hampshire Register of Historic Parks and Gardens.

Proposal

- The proposal is to demolish the two existing dwellings on the site and erect a building to provide 88 studio flats as purpose built student accommodation.
- This will include communal areas, car and cycle parking and landscaping.
- The building will include a common room, gym, laundry, plant room, cycle store and 16 flats on the lower ground floor.
- On the upper ground floor will be the main entrance, reception, office and a further 23 flats.
- There will 26 flats on the first floor, 16 on the second floor and 7 on the third floor.
- There will be a lift and stairway accessing all floors within the central core of the building.
- A vehicular access will be located in the south west corner with a driveway leading back to 7 parking spaces in a rear courtyard. 2 parking spaces for disabled users are proposed to be located to the front of the site just to the north of the vehicular entrance.
- Bin stores will be located along the southern boundary adjacent to this driveway.

Relevant Planning History

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- None relevant to this proposal.

Consultations

Head of Strategic Planning

- Local Plan Part 1 Policy CP2 supports residential development to meet a range of community housing needs and, although student accommodation is not explicitly mentioned, it does refer to specialist forms of accommodation being provided.
- The principle of this development would therefore be acceptable within the boundaries of Winchester Town and it is considered that this application complies with CP2.
- Although there is a loss of a small amount of family units, there is a gain of another form of accommodation.
- The proposal may also result in a reduction in the number of HMOs in the area if students choose this purpose-built accommodation in preference.

Urban Design

- The applicants have positively developed the scheme's massing arrangement and internal layout to step down and step back the building in response to the change in level along Sparkford Road and Erskine Road to improve how it visually relates to the surrounding buildings.
- The massing arrangement could be enhanced with a further reduction in height along Sparkford Road and a small setback on the top floor facing Erskine Road.

WCC Highway Engineer

- The site is located within a sustainable area, close to facilities and services that will be utilised by the students.
- The on street car parking in the surrounding area is controlled by Winchester City Council, and future residents of the accommodation will be exempt from obtaining car parking permits.
- The site does have two dedicated disabled spaces and 7 general parking spaces which is adequate for the type of accommodation and its location.
- There will be 34 secure and undercover cycle parking spaces which is acceptable from a highway point of view.
- The applicant will operate a management arrangement at the start and end of term to ensure that students move in or out in a staggered arrangement, thereby avoiding cars parked on the highway to the detriment and inconvenience to other users. This type of arrangements appears to work successfully in other areas.
- The application is therefore acceptable from a highway point of view.

Head of Landscape

- No objection subject to some minor amendments to tree species to make the scheme acceptable from a landscape and trees point of view.
- Full details of the retaining wall that will back on to the new car park are also required.

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Head of Landscape - Arboriculture

- The only real tree protection will be in consideration of the trees located on the outside of the site boundary, of which make a considerable impact to the surrounding landscape and therefore should be retained at all costs.
- Standard tree conditions are required to ensure that the submitted draft tree protection plans and associated method statements are finalised and adhered to.

Head of Landscape - Ecology

- No objections.

WCC Drainage

- There is foul sewage available, and the applicant intends to connect to it, however, this is a substantial increase in loading so the Council would need to see a capacity check from Southern Water confirming there is enough capacity in the foul network before development can begin.

Southern Water

- There are no public surface water sewers in the area to serve this development and alternative means of draining surface water from this development are required.
- Southern Water currently cannot accommodate the needs of this application without the development providing additional local infrastructure.
- The proposed development would increase flows into the foul sewer.
- Alternatively, the developer can discharge foul and surface water flows no greater than existing flow rates if proven to be connected and it is ensured that there is no overall increase in contributing flows into the foul system.
- Should the Local Planning Authority be minded to approve the application, Southern Water request a condition to be attached requiring the submission and approval of a drainage strategy detailing the proposed means of foul and surface water disposal and a implementation timetable.

Head of Historic Environment

- The site sits outside, but immediately south, of the boundary of Winchester City Conservation Area.
- Neither 4 or 5 Sparkford Road are considered of such significance to merit non-designated heritage asset status at this time.
- Whilst the existing residential houses along Erskine Road sit immediately south of West Hill Cemetery (an important area of open space within the conservation area), its tree-lined southern boundary, coupled with the roofscapes of the dwellinghouses and the modern flats, would relatively obscure short-to-moderate views out of the cemetery southwards to the proposed development site, even in the winter months.
- For these reasons, the proposed accommodation block would not be considered out of character in this enclave of modern architecture and the impact of the development upon the setting of the adjacent conservation area would be relatively low.

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Head of Environmental Protection

- No adverse comments.

Head of Historic Environment - Archaeology

- No objections.

Representations:

City of Winchester Trust:

- This is a high visual impact proposal in a mixed residential area.
- While this site may seem appropriate for student accommodation, given its location, Sparkford Road is already very busy and this development would only exacerbate the problem.
- Purpose built student accommodation is a different form of residential development from that of family housing in terms of usage and hours of operation.
- Paragraph 5.4 in the Planning Statement states that the University can only house 32% of its full-time students and though not submitted by the University of Winchester, this development will seem as if it is part of the University.
- It should be noted that apart from the low visual impact of Medecroft south of this application site, the University Campus is limited to the west side of Sparkford Road.
- Before determining this application the City Council should require the University, as a major and growing institution in Winchester, to have a clear policy statement on their future expansion plans for increasing teaching and student accommodation in the City. Without such a policy, this sort of speculative development of student accommodation will continue and may simply allow for an overall increase in student numbers rather than any reduction in HMOs.
- The Trust therefore OBJECTS on the grounds that this proposal should not be decided until there is a clear policy on the future growth of the University and on the provision of student accommodation.
- If new student accommodation is developed here, it should not include a retail unit which would only add to the problem of congestion in Sparkford Road.

40 letters received from 38 dwellings objecting to the application for the following reasons:

- Noise impact from students.
- Parking congestion.
- Congestion from delivery vehicles.
- Highway and pedestrian safety / need to introduce more traffic calming.
- Loss of privacy from overlooking / overshadowing.
- Threat to residential area.
- Scale / visual impact of the building on neighbouring dwellings.
- The size/ intensity of the development is out of character with the local area.
- The design and architecture is not high quality / out of keeping with the area / not matching the high standards of University buildings.

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- Construction works will result in noise, congestion highway danger and wear on road surfaces.
- Strain on local infrastructure.
- Impact the additional student accommodation will have on the relationship between the University, its students and local residents.
- Increase in anti-social behaviour.
- Light pollution.
- The area is already overdeveloped with student / University buildings.
- The units will be for foreign students so will not decrease the number of houses in multiple occupation in Stanmore.
- 91 units is a very large development for a 0.2 hectare site.
- The Winchester city skyline will change as a result of this development.
- WCC has already reached its net housing requirement so there is no need to place such a large number of dwellings on such a small site.
- The university should take responsibility with WCC for figuring out where is best to place students.
- Accommodation should be provided on the campus.
- Concerns about a lack of public sewerage / additional flooding risk.
- Inappropriate to locate student accommodation in a residential / family area.
- Change of character of area / precedent for other large developments.
- Amenity space within the site is inadequate.
- Loss of protected trees.
- Student will dominate use of the park
- Visual impact and lose of public amenity in the neighbouring park.
- No need for retail unit.
- Negative impact on property value.
- Management plan / CCTV / warden required to manage the block.
- Loss of attractive houses / gardens.
- Poor consultation from the developer.
- Loss of property of character / architectural interest (No 5).

Milnthorpe Lane Residents Association.

- Objection.
- Represents 17 residences and 2 affiliated houses on Sleepers Hill.
- Sparkford Road at junction with Milnthorpe Lane is potentially unsafe through poor sight-lines. The development will create hazardous parking and drop off arrangements on a blind bend in the road.
- Students and others accessing the site will use Milnthorpe Lane is a site for parking and drop-off.
- Health and safety concerns during construction.
- This development will create noise, anti-social behaviour and intimidation.
- The development is inconsistent with the Local Plan in relation to the objective of "supporting safe and stable communities" and ensuring "[development] should be directed to improving the social, environmental and economic well-being of the whole community".
- It is out of context with local residential housing replacing as it does 2 family

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- houses with a high and dense property of 91 student flats.
- The University is not supporting this development which is further evidence of opportunistic and unplanned destruction of the Sparkford Road and its residential character, inconsistent with the Local Plan for Winchester Town.

Relevant Planning Policy:

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

DS1 – Development Strategy and Principles
WT1 – Development Strategy for Winchester Town
CP7 – Open Space, Sport & Recreation
CP8 – Economic Growth and Diversification
CP10 – Transport
CP11 – Sustainable Low and Zero Carbon Built Development
CP13 – High Quality Design
CP14 – Effective Uses of Land
CP15 – Green Infrastructure
CP16 – Biodiversity
CP17 – Flooding and Water Environment
CP21 – Infrastructure and Community Benefit

Winchester Local Plan Part 2 – Development Management and Site Allocations (LPP2):

WIN1 – Winchester Town
DM2 – Dwelling Sizes
DM6 – Open Space Provision for New Developments
DM7 – Town, District and Local Centres
DM15 – Local Distinctiveness
DM16- Site Design Criteria
DM17- Site Development Principles
DM18- Access and Parking
DM19 – Development and Pollution
DM20 – Development and Noise
DM21 – Contaminated Land

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

- High Quality Places March 2015
- Residential Parking Standards December 2009

Planning Considerations

- Principle of development
- Design / Layout
- Impact on character of area and neighbouring property

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- Landscape/Trees
- Highways / Parking
- Flooding and Water Management
- Sustainability
- Ecology
- Conclusion

Principle of development

This site is within the defined policy boundary of Winchester city. The proposed development is broadly supported by various local plan policies and other material considerations such as the National Planning Policy Framework and Planning Practice Guidance. The key local plan policies are DS1, WT1 and CP8 of the LPP1 and WIN1, DM1 and DM7 of the LPP2. These policies encourage development in the city and support economic and educational growth. Policy CP2 of the LPP1 also supports residential development within settlements to meet a range of community housing needs. Although student accommodation is not explicitly mentioned in CP2, the policy does refer to the provision of specialist forms of accommodation and student housing would fall under this category. The proposal therefore accords with CP2 by meeting this form of housing need and thereby supporting the growth of the knowledge sector and economic development of the city. The proposal may also result in a reduction in the number of Houses in multiple occupation (HMOs) in the area if students choose this purpose-built accommodation in preference.

The location of the proposed development is considered to be appropriate given that the site is immediately opposite the main University entrance. The provision of additional student accommodation here also furthers the objective of policy CP10 of the LPP1 which is to reduce the need to travel and encourage the walking and cycling.

Redeveloping a site which currently holds two dwellings to provide 88 studio flats also represents an efficient use of land as required by policies DS1 and CP14 of the LPP1. Conversely, there are no policies in the local plan which prevent the loss of houses in this context. The Council's Historic Environment officer has also confirmed that neither of the existing dwellings could be considered a heritage asset and so neither warrant retention due to their historical or architectural interest. CP14 seeks higher density development on sites which have good access to facilities and public transport. This is the case here as the site is relatively close to the city centre and on the doorstep of the main University facilities.

The proposed development is therefore acceptable in principle.

Design/layout

The proposal is to demolish the existing dwellings and construct one building which will contain 88 studio flats. The design of the building has been re-worked and its scale and number of units reduced through a series of negotiations with officers, in particular the Council's Urban Designer.

The footprint of the building is roughly 'L' shaped and will occupy a large proportion of

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the site fronting onto Sparkford Road and Erskine Road with a parking courtyard to the rear in the south east corner. The proposed building is a mixture of 3, 4 and 5 storeys in height. It is at its tallest on the north west corner and within the central core of the building where (including the lower ground floor level) it is 5 storeys in height. It then drops down in height to the south and to the east in a series of steps to respond to both the changes in levels along Sparkford Road and the more domestic scale properties adjacent to the east. Apart from the block on the north west corner the upper parts of the building are also recessed and / or treated in different materials to further reduce the visual mass and bulk of the building.

This arrangement allows the north west corner of the building to act as the prominent block within the development by being taller and narrower than the lower blocks. The prominence of the corner block will be emphasised by larger areas of glazing on the upper ground floor serving the reception area and entrance. Dropping down and stepping back the levels of the building from this corner block breaks up and reduces the mass of the development and results in a more distinctive and articulated building. The design of the building is therefore considered to be an appropriate response to this context and with good quality detailing and materials will result in a development of architectural quality. The applicant has suggested the use of dark brick punctuated by silver timber cladding on window boxes and upper floors to both reflect the treed character of the setting and to correspond with the palette of materials on the neighbouring University buildings opposite. Overall it is considered that the design of the development will respond positively to the very highly regarded buildings on the campus opposite but will also not seek to compete with these University buildings which rightly should hold their position as the primary buildings in this context. As such the proposed development is considered to be in accordance with policy CP13 (High Quality Design) of the LPP1, the design policies of LPP2 (DM15-17) and the High Quality Places SDP which all require proposals to be of high quality design which has been developed through a contextual analysis of the site and its surroundings.

The design and layout of the building is complemented by the proposed landscape framework which seeks to retain the majority of existing trees and introduce new trees at key points. This is discussed further under the landscape section of this report.

Internally the 88 studio flats are divided into 2 types type A which is 26 sqm in size and type B which is 20 sqm. Both types contain a main room containing a bed, desk, kitchen unit and seating, plus a separate toilet and shower room. These are considered to be appropriate in size and provision of facilities for this form of accommodation.

Impact on character of area and neighbouring property

The existing houses on this site are not very prominent in the street scene and to some extent appear slightly incongruous in comparison with the prominent University buildings opposite and the taller flats immediately to the north. It is therefore considered that the site can accommodate a larger form of development and that this would in fact provide a more appropriate form of enclosure of the street. The original proposals were for a larger more monolithic building which was inappropriate but the amended design has both reduced the scale of the proposal and broken it up as described above. It is therefore considered that the scale, mass and design of the building are appropriate for this site

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and that the proposal will have a positive impact on the character of the area.

The wider context includes the conservation area to the north and West Hill Cemetery beyond this which is an important area of open space within the conservation area. However, the tree-lined southern boundary of the Cemetery, coupled with the roofscapes of dwellinghouses and modern flats between it and the site, would relatively obscure short-to-moderate views out of the Cemetery southwards to the proposed development, even in the winter months. In terms of impacts on the conservation area between the Cemetery and the site, the character of this has changed in recent times with the large 3. storey accommodation blocks of red brick to the north and the tall contemporary buildings of the University of Winchester King Alfred Campus to the west. The proposed accommodation block would not be considered out of character in this enclave of modern architecture and the impact of the development upon the setting of the adjacent conservation area would be relatively low.

In terms of architecture, given the location of the application site, to the south-west of the historic city of Winchester and the lack of any archaeological remains recorded within the site and its immediate vicinity (previous investigations undertaken to the east of the site found no archaeological remains) the potential for the site to contain archaeological remains is low.

In terms of impacts upon residential amenity, the key issues are the impact of the building on the adjacent houses to the east on Erskine Road and the impact on the flats to the north in 1-6 Francis Sheldon Court.

The houses to the east are two storey terraced properties. Due to their domestic scale and the slight slope of the land downwards to the east, they will be quite a bit lower in height than the proposed building – the flat roof of the eastern end part of the proposed building will be 4.6 metres higher than the roof of the terraced houses. However, this is counterbalanced by the fact that the proposed building drops down to 3 storeys in height at this point and the most easterly part of the building has also been both narrowed and pulled away from the boundary with the nearest end terrace (No 2 Erskine Road). The gap between the buildings is now 7.7 metres, while the corner of the proposed building that would have aligned with the rear garden of No 2 has been set back to ensure the building is not overbearing to those using this garden. There are no windows proposed on the eastern end elevation of this part of the proposed building. There is also some planting on the eastern boundary at this point. While it is not substantial enough to screen the proposed building it will soften its impact and can be supplemented by additional hedging. The mass of the building would be much more evident from the front gardens of these properties due to its alignment but this is not considered to be unacceptable. Therefore, despite the differences in scale between the proposed building and the terraced houses on Erskine Road, it is not considered that the eastern wing of the student accommodation would be unacceptable in terms of overbearing or result in any loss of privacy. There would not be any loss of light as the existing properties are to the east of the proposed building.

There was also concern that the eastern elevation of the taller section of building further to the west beyond the proposed parking courtyard might result in some loss of privacy to

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the rear garden of No 2 due to the number of windows facing this direction. However, in the course of negotiations, this block was reduced in level, removing the higher windows which may have looked over this garden, and it should be noted that these windows are also 19.5 metres from this garden boundary, with more substantial planting in between. It is not considered therefore that this would result in any unacceptable loss or privacy.

The other issue relates to the potential loss of privacy arising from occupiers of the development looking out of windows northwards towards the existing dwellings in Francis Sheldon Court. The main point of concern was due to the upper floor units on the taller north west block which would be sited closer to the Francis Sheldon Flats at this point. However, the existing and proposed buildings will still be separated by Erskine Road and so about 18 metres apart and the proposed windows in the north west block facing Francis Sheldon Court would actually only serve 3 flats with one flat on each floor running lengthways along this end of the block. This limits the potential for overlooking in comparison with flats orientated the other way which could have allowed as many as 9 separate flats to have views in this direction. Overall, it is not considered that the possible impact on privacy from this arrangement is unacceptable.

The other more general concern about this proposal relates to the impact on local residents from increased noise, disturbance and littering from the students who will occupy the building. Concerns regarding these adverse impacts on local amenity to some extent fall outside the remit of planning management and other mechanisms exist for controlling anti-social behaviour. However, it is common practice to have tenancy agreements in place with developments of this nature to ensure acceptable standards of behaviour. Condition 09 is therefore attached requiring the applicant to submit a tenancy plan which will provide details of how anti-social behaviour from residents of the student accommodation will be controlled.

Notwithstanding this, it also has to be recognised that this site is directly opposite the University campus entrance and various University buildings where there is a considerable amount of activity and movement from students through the day and in the evenings. It is therefore already a location containing a mixture of residential and University buildings including a theatre, nightclub and refectory which will inevitably attract numbers of students at various hours. It is not therefore considered that this additional student accommodation would be unacceptable on the basis of noise and disturbance arising from student occupiers, given its location and the existing context.

Landscape/Trees

The site contains a number of trees, two of which have a tree protection order on them. These are a Rowan tree at the north west corner of the site and a group of Horse Chestnut trees on the southern boundary. Both of these are proposed to be removed. While this is regrettable, it is considered that there are robust reasons for doing so and in mitigation, the applicant is proposing to plant a number of new trees which will benefit the development in the long term.

The Rowan tree is currently growing at the base of a concrete retaining wall within shallow a raised planter and not only would it be difficult to retain the tree during the demolition of the existing building and the development of the site, but given the levels

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in the corner and to the Western boundary and the constrained nature of the site, it would more than likely become enclosed at a lower level by retaining walls. It is therefore accepted that the tree can be removed as part of these proposals. With regard to the group of Horse Chestnut trees, these appear to have been reduced in height / topped in the past which, given the species and its susceptibility to a number of diseases, reduces the likely longevity of the trees irrespective of the proposed development. These trees are also constrained, growing at the top of a low retaining wall which may need to be replaced or rebuilt as part of the development of the site. Apart from these 17 other trees will be removed from the site but these are all category C trees at best and most are smaller fruit trees. A replacement tree near the position of the group of Horse Chestnut trees is proposed and several new trees proposed to the northern and eastern boundaries and to the edge of the proposed car park in mitigation for the loss of the Rowan and the other trees being removed. 9 trees or groups of trees within or around the site will be retained varying from category A to C. These are generally large specimen trees which make an important contribution to local amenity.

This strategy is considered to be acceptable and the new tree planting will also make a valuable contribution by helping to soften the appearance of the proposed building in the street scene and provide a green setting for the development that reflects the generally leafy character of Sparkford Road.

The Council's Landscape architect has been in discussions with the applicant's landscape consultant and is seeking some minor amendments to tree species to make the scheme acceptable from a landscape and trees point of view plus more details of the retaining wall that will back on to the new car park. These details are required by condition 5

Highways/Parking

Policy CP10 of the LPP1 deals with Transport and states that development should be designed and located to reduce the need to travel. The site is located within a sustainable area and is directly opposite the University of Winchester, where it is assumed the majority of residents would attend and use the facilities and services that available here. If residents attended other institutions such as the School of Art in Winchester Town Centre, the site is located within a short walking distance of Romsey Road, with bus routes into Winchester Town.

Policy DM18 of the LPP2 deals with Access and Parking and states that developments should provide parking in accordance with the needs of the development. The on street car parking in the surrounding area is controlled by Winchester City Council, and future residents of the accommodation will be exempt from obtaining car parking permits. The site does have two dedicated disabled spaces and 7 general parking spaces which it is considered will be adequate for the type of accommodation and its location. There will be 34 secure and undercover cycle parking spaces which again, is acceptable from a highway point of view.

The applicant will operate a management arrangement at the start and end of term to ensure that students move in or out in a staggered arrangement, thereby avoiding cars parked on the highway to the detriment and inconvenience to other users. This is set

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out in a submitted Student Travel and Management Plan and condition 10 is attached to ensure the requirements of this plan are adhered to.

The application is therefore acceptable from a highway point of view.

Flooding and Water Management

LPP1 policy CP17 (Flooding Flood Risk & the Water Environment) and LPP2 policy DM17 (Site Development Principles) both seek to ensure that new development has an acceptable means for the disposal of foul and surface water.

The Council's Drainage Engineer has not raised any objections in relation to foul drainage although the applicant must demonstrate that Southern Water has capacity to accommodate this. Condition 07 requires these details to be submitted.

Hampshire County Council as lead local flood authority are responsible for assessing surface water drainage due to the scale of the development. They have requested more information in terms of a drainage strategy and flood risk assessment and as such the surface water drainage has not yet been fully resolved. However, the site is in a low risk flood area and the applicant is proposing a sustainable drainage system (SuDS) draining to chalk which should work successfully. Therefore it appears that there is a solution that will allow surface water to be discharged suitably and it is anticipated that formal confirmation that HCC are satisfied will be available as an update for the planning committee.

Sustainability

Policy CP11 of the LPP1 seeks the lowest level of carbon emissions and water consumption which is practical and viable. Taking account of government policy on this issue, the authority will expect the equivalent of Code for Sustainable Homes level 4 for energy and water use of 110 litres per day. This is required by condition 15.

Ecology

There are no objections of ecological grounds but a lighting plan and details of biodiversity enhancement measures are required by condition as well as a requirement to adhere to the recommendations within the submitted Ecological Assessment (Conditions 12, 13 and 22).

Conclusion

The proposal is in accordance with the local plan and national planning guidance. It will provide a needed form of accommodation in a sustainable location the city and assist in supporting economic and educational development. The amended design represents a high quality building which will make an efficient use of land but sit appropriately in this context and in relation to neighbouring buildings and uses. As such it is recommended for approval.

Recommendation

Application Permitted subject to the following condition(s):

Conditions

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

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

02 The development hereby approved shall be carried out in substantial accordance with the following plans and documents:

- Planning Statement June 2017
- Design and Access statement June 2017
- PV Ecology Phase 1 Ecological Assessment, June 2017.
- Townscape & Visual Impact Assessment by bea 16104/EH/TVIA001(D) dated 12th June 2017
- Noise Impact Assessment by Encon Associates Revision B – 14th June 2017
- Ground Conditions Survey by Hydrock May 2017 4729-HYD-XX-DS-RP-G-1000-S2-P2
- Transport Statement by Hydrock June 2017 Hydrock reference: C-04729-C.001
- Student travel Management Plan by Hydrock June 2017 C-04729-C.002
- Framework Construction Traffic Management Plan by Hydrock R/C-04729-C/FCTMP/003
- Heritage Desk Based Assessment by Cotswold Archaeology May 2017 CA Report: 16563
- Tree Protection Plan by bea 16-104-03 Rev C
- 16033-XP-001 – Existing Location Plan
- 16033-XP-002 – Existing Site Plan
- 16033-XP-003 – Demolition Plan
- 16033-P-001 Rev A – Proposed Location Plan
- 16033-P-002 Rev B – Proposed Site Plan
- 16033-P-099 Rev B – Proposed Lower Ground Floor Plan
- 16033-P-100 Rev B – Proposed Ground Floor Plan
- 16033-P-101 Rev B – Proposed First Floor Plan
- 16033-P-102 Rev B – Proposed Second Floor Plan
- 16033-P-103 Rev B – Proposed Third Floor Plan
- 16033-P-104 Rev B – Proposed Roof Plan
- 16033-P-200 Rev B – Proposed Section AA and BB
- 16033-P-201 Rev B – Proposed Section CC
- 16033-P-202 – Bay Study 01
- 16033-P-203 – Bay Study 02
- 16033-P-204 – Bay Study 03
- 16033-P-300 Rev B – Proposed North Elevation: Erskine Road
- 16033-P-301 Rev A – Proposed West Elevation: Sparkford Road
- 16033-P-302 Rev B – Proposed South Elevation
- 16033-P-303 Rev B – Proposed East Elevation
- 16033-P-400 Rev B – Proposed Levels Diagram

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- 16033-P-401 Rev A – View from Winchester University Forecourt
- 16033-P-402 Rev B – Erskine Road, Looking West
- 16033-P-403 Rev B – Sparkford Road, Looking North
- 16033-P-404 Rev B – Sparkford Road, Looking South
- 16033-P-405 Rev B – Park View, Looking North West
- 16033-P-406 – View from rear of 2 Erskine Road
- 16033-P-500 Rev A – 3D View 01
- 16033-P-501 Rev A – 3D View 02
- 16033-P-502 Rev A – 3D View 03

Reason: To define the scope of this permission.

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

- Junctions and capping of parapet walls.
- Rainwater goods.
- Windows and doors including surrounds. (The window frames shall be recessed from the elevations by a minimum of 75mm).
- Brick detailing and junctions with other materials on elevations.
- Solar panels including their positions within the roof planes and the fixings to the roofs.
- Metre boxes/cabinets including positions, colours and materials.
- Gas pipes on external walls seen from the public realm, (which shall be concealed behind RWGs or within recesses).

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

Reason: To ensure that the external appearance of the building from the public realm is of a high order on this sensitive edge of village site.

04 Before development commences samples of all the external materials of the building, walls and other structures and external hard landscaping surfaces shall submitted to and approved in writing by the local planning authority.

Reason: To ensure that the external appearance of the building are of a high order on this sensitive location.

05 No development shall take place until details of both on-site hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- existing and proposed finished levels or contours;
- means of enclosure;
- hardsurfacing materials;

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- minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines, intruder alarm boxes, communal aerials, including lines, manholes, supports etc).
- details of the type/size/materials of the proposed retaining structure that will back on to the new car park.

Soft landscape details shall include the following as relevant:

- planting plans including updated tree planting details and updated landscape details for the area around the proposed retaining structure that will back on to the new car park;
- written specification (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- retained areas of grassland, hedgerow and trees;
- implementation programme:

All hard and soft landscape works shall be carried out in accordance with the approved details. Hard landscaping works shall be completed prior to the occupation of any of the studio flats. The soft landscaping shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

06 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority. The works hereby permitted shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory relationship between the new development and adjacent buildings and amenity areas.

07 Development shall not commence until a drainage strategy detailing the proposed means of foul and surface water disposal, has been submitted to and approved in writing by the local planning authority. This shall include:

- Drainage plans and calculations.
- A timetable for the implementation of the drainage strategy.

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- A capacity check from Southern Water for the foul drainage and a mitigation plan should the capacity prove to be insufficient.
- Details of the responsibilities of each party for the implementation of the SUDS scheme
- A management and maintenance plan for the lifetime of the development.

The development shall be carried out in accordance with the approved scheme and timetable.

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

08 The occupancy of the accommodation hereby permitted shall be limited to university/college students who are enrolled on an educational course.

Reason: The development is designed for a type of accommodation that is considered to be sui generis and would not be satisfactory for other residential uses.

09 Development shall not commence until a details of a tenancy agreement have been submitted to and agreed in writing by the local planning authority. This agreement shall set out measures for dealing with noise and disturbance caused by occupiers of the development. The approved agreement shall be adhered to and maintained in perpetuity while the permitted use is ongoing.

Reason: In the interest of residential amenity.

10. The management of the development hereby permitted shall comply with the details as set out in the Student Travel and Management Plan. Any changes to the submitted proposals shall be approved in writing with the local planning authority.

Reason: To ensure that the operation of the site is undertaken to minimize its impact on the surrounding area, its residents and the local highway network.

11. Prior to work commencing on the site within a Phase of development, including demolition or tree removal, a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The Construction Management Plan shall include the following details:

- Development contacts, roles and responsibilities
- Public communication strategy, including a complaints procedure.
- Dust suppression, mitigation and avoidance measures.
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- Use of fences and barriers to protect adjacent land, footpaths and highways.
- Details construction traffic management measures including the provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development
- Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway

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- Avoidance of light spill and glare from any floodlighting and security lighting installed.
- Pest Control

Works shall be undertaken in accordance with the approved details.

Reason: To ensure that all demolition and construction work in relation to the application does not cause materially harmful effects on nearby land, properties and businesses.

12. Details of any external lighting of the site shall be submitted to, and approved in writing by the local planning authority prior to implementation of the development. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the local planning authority gives its written consent to the variation.

Reason: To protect the appearance of the area, the environment and local residents from light pollution and to prevent any negative impacts on vegetation, boundary features or buildings which may be utilised by wildlife.

13 Works shall be carried out in full accordance with the specific recommendations and mitigation measures set out in Section 6 of the PV Ecology Phase 1 Ecological Assessment, June 201, unless otherwise approved in writing by the Local Planning Authority:

Reason: In order to secure adequate ecological mitigation and enhancement, including with regards to protected species.

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

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

15. 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 the development meets 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.

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 the development meets 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.

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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.

16. No demolition, clearance, construction, groundwork or site preparation shall take place until:

- a) A final Arboricultural Impact Assessment and Method Statement, in accordance with BS5837:2012, is submitted to and approved by the local planning authority. No arboricultural works shall be carried out to trees other than those specified and in accordance with the approved Arboricultural Impact Appraisal and Method Statement. Any deviation from works prescribed or methods agreed in accordance with the approved Arboricultural Impact Appraisal and Method Statement shall be agreed in writing to the local planning authority.
- b) A person qualified in arboriculture, and approved as suitable by the local planning authority, has been appointed to supervise construction activity occurring on the site. 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. Contact Stefan Kowalczyk, Tree Officer, Winchester City Council – 01962 848210
- c) A pre-commencement meeting has been held on site to be attended by the site manager, the appointed arboricultural supervisor and the Council's arboricultural officer.
- d) Protective measures, including fencing and ground protection, have been installed in accordance with the final approved Arboricultural Impact Appraisal and Method Statement as required by a) above. The Council's Arboricultural Officer shall be informed once such protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with these documents.

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

17. Prior to any work commencing on site, details of a scheme for protecting the proposed dwelling from external noise shall be submitted, and approved in writing by the local planning authority. Such a scheme shall ensure that, upon completion of the development, the following noise criteria (as recommended in BS8233:2014) shall be met:
- a) all bedrooms shall achieve an 8-hour LAeq (23:00 to 07:00) of 30dB(A)
 - b) all living rooms and bedrooms shall achieve a 16-hour LAeq (07:00 to 23:00) of 35dB(A)
 - c) all private amenity spaces shall achieve a 16-hour LAeq (07:00 to 23:00) of 55dB(A)

Reason: To ensure that acceptable noise levels within the dwellings and the curtilages of the dwellings are not exceeded.

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18. A noise validation report, demonstrating compliance with these noise criteria, shall be submitted to and approved by the Local Planning Authority before any dwelling is occupied. This assessment shall be conducted with windows open for ventilation, unless mechanical ventilation has been provided, in which case these tests shall be performed with such mechanical ventilation running. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

Reason: To ensure that acceptable noise levels within the dwellings and the curtilages of the dwellings are not exceeded.

19. Before telecommunications/air conditioning/refrigeration/compressing equipment is installed and operated on the premises, a full acoustic report (with a scheme of attenuation measures) shall be submitted and approved in writing by the Local Planning Authority. The equipment shall be installed and maintained in accordance with the approved scheme.

Reason: To protect the amenities of the occupiers of nearby properties.

20. The gym shall only open to customers within the following times 0700hrs to 2300hrs.

Reason: To protect the amenities of the occupiers of nearby properties.

21. No deliveries taken at or dispatched from the site except between the hours of 0700 and 2300.

Reason: To protect the amenities of the occupiers of nearby properties.

22. Before development commences details of biodiversity enhancement measures shall be submitted and approved in writing by the local planning authority. The development shall be implemented in accordance with these approved details.

Reason: In the interests of biodiversity.

23. No windows, others than those shown on the approved drawings, shall be inserted into the building without the written consent of the local planning authority.

Reason: In the interests of residential amenity.

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.

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In this instance the applicant was updated of any issues at an early stage.

02. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

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

DS1 – Development Strategy and Principles
WT1 – Development Strategy for Winchester Town
CP7 – Open Space, Sport & Recreation
CP8 – Economic Growth and Diversification
CP10 – Transport
CP11 – Sustainable Low and Zero Carbon Built Development
CP13 – High Quality Design
CP14 – Effective Uses of Land
CP15 – Green Infrastructure
CP16 – Biodiversity
CP17 – Flooding and Water Environment
CP21 – Infrastructure and Community Benefit

Winchester Local Plan Part 2 – Development Management and Site Allocations (LPP2):

WIN1 – Winchester Town
DM2 – Dwelling Sizes
DM6 – Open Space Provision for New Developments
DM7 – Town, District and Local Centres
DM15 – Local Distinctiveness
DM16- Site Design Criteria
DM17- Site Development Principles
DM18- Access and Parking
DM19 – Development and Pollution
DM20 – Development and Noise
DM21 – Contaminated Land

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

High Quality Places March 2015

Residential Parking Standards December 2009

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.

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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. Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

For further advice on this please refer the Construction Code of Practice

<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

07. 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.

08. A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

09. A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House

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Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or
www.southernwater.co.uk".

10. The applicant should be advised that a wastewater grease trap should be provided on the kitchen waste pipe or drain installed and maintained by the owner or operator of the premises.

11. All bat species are protected under European Law within the E.C. Habitats Directive and under British law within the Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981. The applicant is advised that should bats be present, works must stop and a Natural England European Protected Species licence may be required before recommencing.