

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No:	03
Address:	Railway Cottages Station Road West Meon Hampshire
Parish/Ward	West Meon
Proposal Description:	Erection of 9 no: one, two and three bedroom dwellings, alteration to existing access, open space, new field access, parking area for new development and no's 1-6 Railway Cottages, Station Road and increase garden area to no. 6 Railway Co Station Road
Applicants Name	HVHS Housing Group
Case No:	04/02533/FUL
W No:	W19215
Case Officer:	Abby Fettes
Date Valid:	23 September 2004
Delegated or Committee:	Committee Decision
Reason for Committee:	Parish Council submitted representations contrary to officer recommendation
Reason for Committee:	The Officers consider the application to be controversial or potentially controversial
Site Factors:	Area of Outstanding Natural Beauty

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SITE LOCATION PLAN

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Site Description

- The site is a field to the south of West Meon on the north side of Station Road, bounded by Lynch Lane to the south and the dismantled railway line is further to the north
- It is a field adjacent to an existing terrace of six red brick cottages
- The site levels rise across the field from south west to north east
- There are views across from the west of the site
- The site is bounded by native hedgerow on all sides

Relevant Planning History

- N/A to this site

Proposal

- As per Proposal Description

Consultations

Engineers:Highways:

- strongly recommend refusal as Station Road junction with the A32 is substandard
- Station Road due to the width, alignment and lack of pedestrian facilities is not suitable to serve the additional development proposed
- the remote location from the village centre makes the site unsustainable and any occupiers will have to rely on motor cars for any journey

Environment Agency:

- no objection in principle, subject to conditions

Forward Plans:

- Informal consultation – agree with recommendation to refuse as hasn't complied with criteria in policy H6

Housing

- Support the application

Landscape:

- recommend refusal – concerns that the site is too prominent within the landscape to successfully accommodate the proposed development without harm to the local landscape character and features

AONB

- recommend refusal – would like evidence to prove this is more suitable site in the village
- road is unsuitable for increased road traffic
- concern regarding loss of hedge around the site
- strongly object to the design of the proposal, not appropriate to this village

Southern Water:

- comment - there are no public sewers at this point

Representations:

West Meon Parish Council

- Support the application – but recommend road needs resurfacing and street lighting should be provided. Also suggest that one three bed property is replaced with two one bed properties to better meet local need

Letters of representations have been received from 20 Neighbours

- The site is well outside the village envelope
- the site is on high prominent ground viewed from most aspects of the village
- Station Road is steep and narrow, single track with no passing points in places
- there is no pavement for pedestrians, road cannot be widened because of the high banks

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- the junction with the A32 is dangerous for children crossing to the school
- there are more suitable sites in the village for affordable housing
- the houses should only be for families from the village
- the access is difficult and potentially dangerous
- it does not fit in with the Village Design Statement
- Location is unsuitable for elderly people and young families
- The site is some distance from the doctors, post office, pubs, school and other amenities
- Any development will compromise the beauty and tranquillity of farm land on the edge of West Meon
- Contrary to the Structure and Local Plan policies
- May cause light and noise pollution from the additional vehicles
- There is a mains pipe that runs through the field
- No need has been demonstrated
- The designs are not in keeping with the neighbouring properties
- Mid Hampshire CPRE – strongly object to proposal
- It is badly sited on a narrow road, the site is outside the village envelope, prominent in the AONB and proposed National Park

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- C1, C2, E7, UB3, T2, T4, T5, H9, R2

Winchester District Local Plan

- C1, C2, C7, EN5, EN7, EN13, H6, RT3, T9

Winchester District Local Plan Review Deposit and Revised Deposit:

- C1, C7, C17, DP3, DP5, H6, RT3, T2, T4

Supplementary Planning Guidance:

- Hampshire County Structure Plan (Revision): Implementing Policy H4
- Achieving a Better Mix in New Housing Developments
- West Meon Village Design Statement
- Guide to the Open Space Funding System

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Highways
- Public open space provision
- Affordable housing

Principle of development

- The proposal has been submitted as an “exceptions site”, which is set out in proposal H6 of the WDLP and EWDLP
- Proposal H6 states that exceptions housing has to i) meet a long term need for low cost housing, ii) be able to safeguard provision of low cost housing, iii) are well related to existing settlements in terms of location, layout and design and iv) avoid undue intrusion in the countryside. Your officers are not convinced that points i), iii) and iv) have been fully

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demonstrated by this proposal

- There is insufficient information submitted to demonstrate the need for these nine properties, and the parish council have expressed concern that the mix does not fit in with the housing needs of local people identified by the 2003 housing survey

Impact on character of area

- The proposed development is situated on high land in the AONB and proposed National Park and will be prominent in the landscape, particularly in long distance views from the west across the Meon Valley and to the south
- The proposal is 0.5km away from the village centre and access to the facilities is likely to be via private car as Station Road has no pavements and is very steep and narrow so there will be an increase in vehicular movements

Detailed design

- The design is a line of development fronting Station Road with car parking behind
- The buildings are roughly in line with the existing terrace, set back between 2 metres and 4 metres from the road
- They consists of 4 no. two bed dwellings, 3 no. three bed dwellings and 2 no. one bed dwellings, each with their own private garden to the rear
- The proposed design is not considered to be of sufficiently high quality or detailing for the Area of Outstanding Natural Beauty
- There is a mix of gabled and half hipped roofs across the properties, dormer windows on the dwellings at the highest point of the site, and a variety of gabled and lean-to porches on the front elevations. There is no vertical continuity as the windows change shape and size across the elevations
- The proposed dwellings do not compliment the adjacent terrace of houses in terms of materials and detailing – there are no uniform features, for example chimneys, small porches and matching windows
- The buildings vary in height but the tallest is 9m high and would be very visible over the hedgerow
- Each property would have a shed in the rear garden, but no details have been submitted other than the location
- There is to be an area of open space to the rear of the properties beyond the car parking up the field

Highways

- The highway engineer objects strongly to the new application
- The junction where Station Road and the A32 meet is substandard and it is considered that permitting 9 new dwellings will have a detrimental impact on highway safety
- There is no pavement along Station Road and in places it narrows to single track. It is very steep and is liable to flood in wet conditions due to the gradient and lack of drainage facilities, and is therefore an unattractive route for pedestrians
- It is the engineer's opinion that this a remote site and it is likely that occupiers of dwellings would have to rely on the motor car for any journeys, which makes the site unsustainable.
- It is noted that the application also makes provision for 1.5 parking spaces for each of the existing cottages as well as 16 spaces for the nine new residential units

Public open space provision

- The applicant has agreed to enter into an open space agreement

Affordable Housing

- All nine units would be designated affordable housing, tied by a legal agreement

Recommendation

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REFUSE – subject to the following refusal reason(s):

Conditions/Reasons

01 The proposal fails to demonstrate how the scheme would fit in with the surrounding area, which is designated an Area of Outstanding Natural Beauty. On the basis of the information submitted, the Local Planning Authority has concerns regarding the design and massing of the proposed buildings, and considers that the proposed development would be intrusive and adversely affect the character of the area. The proposal is therefore contrary to proposals UB3 and E7 of the Hampshire County Structure Plan, proposals EN5, EN7, C7 and H6 (iii) and (iv) of the Winchester District Local Plan and proposals DP3, C7 and H6 (iv) and (v) of the Emerging Winchester District Local Plan Review and Revised Deposit.

02 The proposal has not sufficiently demonstrated a long term need for low cost housing in this locality, in particular the dwellings are not considered to meet the requirement in terms of size and type of dwelling. The proposal is therefore contrary to proposals H6 (i) of the Winchester District Local Plan and H6 (ii) of the Winchester District Local Plan Review and Revised Deposit.

03 The proposed development would result in additional vehicles entering on leaving Station Road/A32 Road thereby interfering with the safety and free flow of traffic on this busy Class A traffic route.

(Additional vehicles onto Classified Road)

04 Road is unsuitable in its present condition to take the type and amount of traffic likely to be generated by the proposal.

(Road unsuitable increased traffic)

05 The roads leading to and from the site are of inadequate width to accommodate safely the additional traffic which the proposed development would generate.

06 In the opinion of the Planning Authority the proposal involves development that cannot be reconciled with national planning policy guidance in PPG13 in that it would result in development that would be inappropriately located away from existing urban areas and would thus over-rely on the private car for access and transport purposes. This would result in an unacceptable increase in the number and length of car journeys to the detriment of the environment and the locality. The proposal therefore conflicts with the Strategy of the Draft Hampshire County Structure Plan (Review) particularly policies T1 to T5.

(Location Reason - Urban Area)

The proposal is contrary to policy R2 of the Hampshire County Structure Plan 1996 - 2011 Review and proposals RT3 of the Winchester District Local Plan and Winchester District Local Plan Revised Deposit 2003 in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area.

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Informatives

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

Hampshire County Structure Plan Review: C1, C2, E7, UB3, T2, T4, T5, H9, R2
Winchester District Local Plan Proposals: C1, C2, C7, EN5, EN7, EN13, H6, RT3, T9
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C1, C7, C17, DP3, DP5, H6, RT3, T2, T4