

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 07
Address: Peek Plc London Road Headbourne Worthy Winchester Hampshire
SO23 7QA

Parish/Ward Headbourne Worthy

Proposal Description: Residential development consisting of 29 dwellings with associated parking and landscaping

Applicants Name Infinity Homes Limited

Case No: 05/00777/FUL

W No: W00519/24

Case Officer: Sylvia Leonard

Date Valid: 22 March 2005

Delegated or Committee: Committee

Reason for Committee: The application is for a major development
Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

Site Factors:

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Site Description

- The 1.9 ha site is located in the south of Kings Worthy between the fork of the A34 and the A33. It comprises a hard surfaced parking area which formed part of the Peeks speed camera manufacturing premises which, prior to recent demolition, were sited immediately to the south-west of the site, and the 0.9 ha Green, which is within the applicants ownership but allowed to be used by the general public.
- Also within the application site is the access road off London Road (the main road linking Kings Worthy with Winchester), which runs along the western edge of the site and separates the Green from the industrial premises to the west
- The site is within the settlement policy boundary, and mostly lies within the Kings Worthy Conservation Area.
- The Grade 2* St Mary's Church is to the north of the site and the historic Nuns Walk, which forms part of the 'Pilgrims Way' long distance footpath runs through the application site.
- There are belts of mature trees along the boundaries with the A33 and London Road and a row of significant Poplar trees along Nun's Walk
- There is a sharp drop in site levels across the site from north to south

Relevant Planning History

- Outline planning consent has been granted on the overall Peeks site for 5 no. buildings comprising 7432 square metres of mixed office, R and D and other (unspecified) use on 01.09.2003.(W00519/16). This was a renewal of W00519.13 approved on 31.01.97. The consent relates to the siting of 4 buildings on the area presently occupied by the Peeks factory and forecourt area and one building on the car park on the eastern edge of the site within the Conservation Area
- There is a current application to change the unspecified 'other' use of consent W00519/16 to 'offices' and officers support this, subject to an amended section 106 agreement . (W00519/19). The result will be outline planning consent for 1858 square metres of R and D and 5574 square metres of office use.
- Outline planning permission was refused for a mixed use development on the overall Peeks site comprising 25 no. dwellings, 5575 metre squared offices/R and D, various landscaping and alterations to existing access (application for siting and landscaping) on 22nd June 2004. (W00519/21)
- Following negotiations with officers, a revised application was submitted to overcome the concerns with the previous scheme (W00519/22). This outline application was for 29 no. dwellings, 5574 metre squared offices/R and D (B1), car parking, landscaping and alterations to the existing access and the Planning Committee resolved to grant outline consent subject to a legal agreement covering highway contributions, travel plan, affordable housing, and off-site open space provision. The details of the legal agreement have not yet been resolved and it remains uncompleted.

Proposal

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- The application seeks full planning consent for 29 dwellings with associated parking and access
- The application relates only to the residential part of the previous outline application for the mixed use development of the overall Peeks site
- The commercial element of the previous outline scheme is the subject of a current, separate, full planning application for 5777sq m offices/R and D (W00519/23)
- The proposed layout and design of the residential units remains largely the same as on the previous outline application that the Planning Committee resolved to approve last year, with the dwellings wrapping around the south/western edges of the Green
- The housing mix comprises 7 x 1-bed flats; 9 x 2-bed flats; 4 x 3-bed houses and 9 x 4-bed houses
- The existing access road to the site would be retained, (and also used by the proposed adjacent office development) but with a modified junction onto London Road
- 48 parking spaces are proposed for the dwellings at an average of just over 1.6 spaces per dwelling
- In addition, 20 spaces are proposed for the adjacent church use
- The landscape proposals include the removal of the ancient Poplar trees along the Nuns Walk on the lower edge of the playing fields and their phased replacement with a line of trees along the top of the embankment; planting a new line of trees along the western edge of the playing field; and additional tree and shrub planting along the eastern side boundary
- The application follows the principles of the design statement, tree survey and traffic /safety audit report submitted with the last application (W00519/22), which are to be taken into account as material considerations with respect to this current application, although they have not been formally submitted with the application

Consultations

Conservation:

- Although this is a full application, some of the detail is rather light and it could therefore be seen to be contrary to PPG15, Local Plan policy HG8 and Local Plan Review policy HE6
- The success or failure of the scheme will largely depend on the materials and details
- The materials proposed, i.e concrete tile, interlocking artificial slate, are not what are expected within the conservation area
- There are also reservations about the boundary treatment, in particular the metal palisade fencing – walls would be better
- Also, tarmac is inappropriate for the surfacing for the parking for the church rooms
- If the application is to be approved the following matters should be resolved now or conditions attached to ensure they are resolved prior to the development commencing:
- Hard landscaping materials; masonry walls; retaining walls; acoustic close boarded fence; closeboarding fencing; palisade fencing; timber gates; palisade gates; colour of precoloured render; large scale (1:20) drawings of balconies, windows, (including dormers), doors (including garage doors), dummy windows, external staircases, porches, detail at eaves level units 17 – 22 west eaves, external staircases, conservatory units 10 and 29,lintols over windows, stone detailing to side of opening of unit 5, pedestrian archway to unit 6
- Samples of the following should also be agreed: tiles, slate, bricks, timber cladding

Engineers:Drainage:

- The application site falls within an APZ and the EA must be consulted
- A public foul sewer crosses this site and must be diverted if the housing layout as

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- proposed is to be approved, currently it is under several dwellings
- The applicant has submitted a drawing with a proposed diversion on it and Southern Water must be consulted regarding the diversion and also to ensure that the sewer has the capacity to accept the flow that the new development will generate
 - Storm water will go to soakaways
 - Provided that EA and SW recommendations are implemented, and that Building Regs approval is given, there will be no objection on drainage grounds
 -

Engineers:Highways:

- No objections were raised to the previous application and at that time, an independent safety audit was produced in support of the application
- It is not known whether the current proposal differs significantly from the previous application or if the scheme has been designed based on the outcome of the safety audit
- If the access road is private and the residential development is also private, then the application should be supported with a safety audit
- HCC as highway authority have also commented on this scheme and have requested that a legal agreement is required to cover off site highway improvements
- In view of this, no planning consent should be granted until these matters have been resolved

English Heritage:

- No comments;
- The application should be determined in accordance with Government guidance, development plan policies and with the benefit of conservation advice locally

Environment Agency:

- No objection – subject to conditions regarding prior investigation of contamination potential and water pollution potential and prior agreement of measures to prevent pollution of ground and surface water; prior agreement of method of piling foundations; prior approval of surface water drainage scheme; surface water drainage to pass through oil bypass interceptor; no soakaways to be constructed in contaminated land

Environmental Health:

- No objection subject to conditions to ensure the provision of noise insulation measures in some of the dwellings and an acoustic barrier along the eastern site boundary and informative notes regarding construction hours and no burning of materials on site

HCC- Highways:

- Under the terms of the new Development Control Agency Agreement, Engineers from WCC should be providing the strategic highway advice on this application
- However, HCC has been consulted on the proposed Section 278 works and the previously agreed highway contribution and so advice will be given regarding this proposal
- HCC were consulted on previous applications for the site, the most recent being the application for 29 dwellings and 5574 sq m of offices and industrial development
- During that consultation, a highway package addressing HCC concerns was agreed upon
- This included a highway contribution of £50,000 towards the Winchester Movement and Access Plan and modifications to the access onto London Road
- As highway authority HCC is keen to secure the same package of measures with any subsequent planning application
- Due to the fact that this application is limited to just residential development, part of this package should be secured
- This would include a contribution of £20,000 towards the Winchester Movement and Access Plan to be paid to the County prior to commencement of development – which should be subject of a section 106 agreement
- Also, the highway works to the site access with London Road, as agreed in negotiations

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for planning application W00519/22 should be completed – and a Grampian condition should ensure these are completed before occupation

Housing Enabling Officer:

- Has concerns about the mix of affordable housing, their affordability and their permanent availability in perpetuity

Landscape:

- No objection – an excellent package of proposals

Southern Water:

- The development should ensure that all new on-site sewers which are to be offered for adoption as public sewers, are located in highways or open areas to which vehicular access will be possible at all times. The sewer layout should therefore be considered at an early stage in the layout design. A public sewer crosses the site and its exact position should be determined on site by the applicant before the layout of the proposed development is finalised. No new building or new tree planting should be located over or within a minimum of 3 metres of the public sewer. An acceptable solution for the diversion of the sewers has been devised through discussions with the developer. A condition should ensure that these sewer diversions are undertaken prior to any construction of the buildings proposed in this planning application or the integrity of the sewerage system could be compromised. The point and details of the proposed connection to the public sewer will require the formal approval of Southern Water. There are no public surface water sewers in the vicinity of the site. No surface water should be discharged to the foul sewer as this could cause flooding to downstream properties. A capacity check has been carried out on foul sewers to serve this development and there is sufficient capacity for the anticipated foul flow. A water supply can be provided for the proposal as and when required in accordance with SW's normal conditions, which may include off site improvements

Sites and Monuments Officer:

- The site has potential for archaeological remains relating to the alignment of a Roman Road and has potential for palaeo-environmental remains which would contribute to our understanding of past land-use along the Itchen Valley
- The developer has undertaken a programme of archaeological recording and no further evidence of archaeological or palaeo-environmental remains was located during a further stage of archaeological evaluation and monitoring of geotechnical investigations
- Therefore the archaeological recording has been completed satisfactorily and conditions relating to the archaeological work may be discharged

Representations:

- No comments

Kings Worthy Parish Council:

- Support:
- It is noted that there has been an increase in the number of residential units
- Public access should be retained for the field
- Nun's walk should remain accessible as a right of way during construction

Winchester Group for Disabled People:

- With the move to making housing accessible to disabled people, occupants and visitors, the dwellings should be made as accessible as possible to take into account disabled needs
- Steps to front and rear entrances should be avoided if possible and corridors and

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- passages made wide enough to enable wheelchair access and use where possible
- Consideration should also be given to providing accessible light switches and electric sockets

Ramblers Association: Winchester Group:

- Objects:
- A major public highway crosses this site, this footpath is included in a number of national walking trails that are based around Winchester, including the St Swithuns Way which connects to the North Downs Way
- The value of such a footpath to the local economy in respect of visitors to the area and to the local population as a means of recreation is significant
- Despite the status of these paths, this planning application makes no provision for the safety of the pedestrians who will be traversing this site on what are planned to be narrow access roads and car parks
- The existing path crosses a car park etc, however the proposed change in density of this site will make any future crossing significantly more hazardous
- The application makes no reference to what action will be taken during demolition and construction of the site to ensure that pedestrians are able to safely and without inconvenience, cross the site
- Planning permission shall be withheld until these issues are resolved

Letters of representations have been received from 4 neighbours:

- Congestion and loss of recreational area
- The scale, design, details and layout of the dwellings should be as on the outline application
- The boundaries should remain unchanged and the no. of 3-storey dwellings unchanged
- The allocation of 20 parking spaces for St Mary's church shall remain
- The appropriate proportion of affordable homes should be included
- Reasonable public access should be allowed to the residual area of the field in perpetuity –preferably it should be formally designated as public open space
- The residual grassed area and other landscape features should be regularly maintained to a standard appropriate to the Kings Worthy Conservation Area (field is currently not maintained and unsightly)
- A legal condition is imposed to prevent the developer or residents from building on the residual part of the field
- A major development which would affect the character and appearance of the Kingsworthy Conservation Area
- Increase in traffic, together with that from the Court Road development, will create a major hazard to traffic in London Road
- The light industry and offices would be the best option for the site and would have less impact on the infrastructure of the area

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB1, UB3, T2, T4, T5, T6, H5, H7, H8, H11, R2, E2, E3, E4, E8, E14, E16, E17

Winchester District Local Plan

- H.1, H.5, H.7, RT.2, RT.3, T.8, T.9, T.10, T.11, T.12, HG.2, HG.6, HG.7, HG.8, HG.11, HG.23, EN.2, EN.4, EN.5, EN.7, EN.8, EN.9, EN.13, EN.17

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Winchester District Local Plan Review Deposit and Revised Deposit:

- H.2, H.5, H.7, RT.1, RT.2, RT.3, T.2, T.3, T.4, T.5, T.6, HE.2, HE.4, HE.5, HE.6, HE.8, HE.16, DP.1, DP.3, DP.4, DP.5, DP.6, DP.9, DP.16

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Winchester Housing Needs Survey
- Movement, Access, Streets and Spaces
- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPS1 Delivering Sustainable Development
- PPG3 Housing
- PPG13 Transport
- PPG15 Planning and the Historic Environment
- PPG16 Archaeology and Planning
- PPG23 Planning and Pollution Control
- PPG24 Planning and Noise

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
- Residential amenities
- Highways
- Public open space provision
- Landscaping/trees
- Housing Mix/Density
- Affordable Housing
- Archaeology
- Contamination

Principle of development

- The principle of the residential development of this part of the site with 29 dwellings was accepted by the Planning Committee in December 2004, subject to a section 106 agreement. The outline application for this site, together with the adjacent Peek factory site for a mixed use development of 29 dwellings and 5574 square metres of B1 offices/R and D use was resolved to be approved.
- Part of the site lies within existing employment land, however, there is no policy objection given that the proposed employment floorspace on the adjacent site (current application W00519/23) would exceed that which exists and given the need for additional housing within the district
- Part of the new housing would encroach onto the Green, which is designated as an important open amenity/recreation area
- Although contrary to policy, the loss of this recreational land has been accepted on the previous outline application on the basis of previous outline planning permissions for

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replacement offices which approved a realigned road and parking area on this part of the existing Green

- With an acceptable design, it is considered that the housing proposal would be visually better than a new road and parking being sited on the Green
- The loss of a small additional corner of the Green and a strip of land along its western edge was accepted on the previous mixed use outline application given that it would not result in a significantly greater loss of recreational land and would benefit the scheme in design terms

Impact on character of area

- Most of the site lies within the Kings Worthy Conservation Area and the site is within the setting of St Mary's Church which is a Grade 2* Listed Building
- The housing layout comprises 3 distinct areas: a formal terrace of housing along Nuns Walk; a less formal collection of vernacular building types around the western edge of the Green, sited between the Green and the access road; and a square in the southern corner of the Green linking the other 2 areas
- The design of the 2/3 storey housing is largely the same as that accepted on the previous outline application (which although outline, included sufficient elevational and sectional drawings to demonstrate that the impact on the Conservation Area and Listed Building would not be detrimental)
- The positioning of housing wrapped around the Green is preferable to the earlier permissions for commercial development only on this part of the site, in terms of the resulting impact on the Conservation Area and the Listed Building

Detailed Design

- The detailed design of the 2 and 3 storey housing remains almost identical to that considered acceptable for the outline application and, subject to agreement of high quality materials and detailing of the buildings and proposed boundary treatments the scheme is satisfactory in design terms

Residential Amenities

- No significant impact on any neighbours
- The closest neighbouring residential property is Riversmead to the north-east side of the proposed housing
- The closest 3-storey house (unit 11) would be sited within 3.0 of the boundary with that property but there would be no significant loss of light or privacy to that property given the mature landscaping that exists along that boundary; the distance between the house at Riversmead and the new housing and the design of the house which has no upper floor windows on its north-east side elevation
- The fenestration of the flats in units 25 and 26 has been designed so that there are only hall and bathroom windows on their east elevations, to ensure that their privacy would not be affected by the office building at Winchester House, which is only 2.0 m from the side boundary
- The proposed acoustic fence and landscaping along the side boundary will protect the amenity area for the flats, which is adjacent to the boundary
- The proposed commercial buildings on the adjacent site would be class B1 use and so, by definition, would not impact unacceptably on the new housing
- It is likely that future occupiers of the houses could be affected by noise from road traffic
- The applicant has submitted an acoustic report which addresses the issue of road traffic noise and recommends suitable amelioration measures
- Subject to the erection of a 2.4 m high noise barrier along the eastern side boundary and the incorporation of acoustic glazing and acoustic passive ventilation in some of the residential units, the amenities of the occupiers of the dwellings should not be adversely affected by road traffic noise. This can be ensured by a condition

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Highways

- Access would be via the existing site access, with the junction modified, and the access road would be shared by the housing and the adjacent commercial development
- 48 parking spaces are proposed for the housing and 20 for use by St Marys Church
- The parking and access proposals are as on the previous outline application
- An independent safety audit was provided with that application and the layout was considered to be acceptable in highway terms and adequate parking was proposed
- Hampshire County Council have no objection, subject to the completion of the highway improvements to the junction of the site access with London Road and the contribution of £20,000 towards the Winchester Movement and Access Plan
- The proposal will necessitate the diversion of the Nun's Walk Footpath, which is a public right of way, and a separate footpath diversion application has been made under Section 257 of the 1990 Town and Country Planning Act

Public Open Space

- The applicant has agreed to enter into a legal agreement to provide the required amount of public open space in accordance with the Council's Supplementary Planning Guidance, on part of the The Green, which is within the applicant's ownership, and to ensure that the Green would remain as a single, continuous area of land without any physical divisions by fences or other means of enclosure
- The details of the open space provision are currently being negotiated as part of the section 106 agreement for the previous outline planning application for the mixed use development of the overall Peeks site

Landscaping/trees

- There are a number of important trees around the application site, including the avenue of poplar trees along the Nun's Walk footpath; a row of Horse Chestnuts and conifers along the London Road frontage and a mature tree belt along the eastern site boundary
- A detailed landscape plan has been submitted with the application which includes the removal of the ancient Poplar trees along the Nuns Walk on the lower edge of the playing fields and their phased replacement with a line of trees along the top of the embankment; planting a new line of trees along the western edge of the playing field; cutting back the conifer hedge along the London Road frontage and retaining the row of Horse Chestnuts along this boundary and additional tree and shrub planting around the residential development and along the eastern site boundary.

Housing Mix/Density

- The proposed housing mix of 7 x 1-bed flats; 9 x 2-bed flats; 4 x 3-bed houses and 9 x 4-bed houses complies with the council's housing mix policy by providing at least 50% of small, more affordable 1 and 2 bedroomed properties
- At 47 dwellings per hectare, the housing density complies with PPG3 guidelines

Affordable Housing

- The proposal is to develop 29 units of accommodation in total. The policy is to seek 30% of these as affordable housing which in the case of this application equates to 8.7 units.
- The applicant has agreed to provide 8 units of affordable housing on site and to make arrangements for payment of a financial contribution of £48,902.00 in lieu of the remaining 0.7 of a unit.
- Units 1, 2, 3, 4, 5, 21, 25 and 26 will be the affordable units. These are considered to be sufficiently well integrated into the site given the size of the proposed housing development.

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- The proposed mix, however, of 5 x 1-bedroom apartments and 3 x 2 bedroom apartments is a change from the previously agreed mix for the outline application (4 x 1 bedroom, 3 x 2-bedroom and 1 x 3-bedroom). The previously agreed mix was based upon the relative need for affordable housing in the Kings Worthy area and was an attempt to provide a mixture of unit sizes on the site. Members should be aware of the Appeal decision of 25 February 2004 from Planning Inspector Anthony Thickett relating to the site at 1-2 Court Road, Kings Worthy which is opposite the Peek PLC site. In relation to affordable housing this decision seemed to suggest that if there is an expressed demand for the affordable housing that is proposed then even if there is a greater expressed demand for a different type of property then the developer is making adequate provision with their proposals. There is a demand for the applicant's proposed affordable housing mix and therefore Officers consider that the Council would not be successful in defending an appeal only on the basis of a disagreement over the affordable housing mix.
- In discussions with the applicant the issues of affordability of the properties and their availability in perpetuity has been discussed because these are issues which define affordable housing in the Local Plan.
- Affordability - The applicant intends to sell the affordable homes on a shared equity basis, selling a 75% share and retaining the remaining 25% equity with no rental charge to the owner. The applicant has provided projections suggesting that purchase prices for the one bedroom flats would be about £110,000 at this time.
- Shared equity and shared ownership options are increasingly being promoted as important ways for households to purchase a home. This is especially the case in the Winchester District where houses prices are so high. The Winchester District has relatively few Low Cost Home Ownership schemes but more are being developed in response to the demand from the increasing number of households who are able to obtain home ownership finance but not to a sufficient level to be able to afford the high house prices prevailing in this area.
- When first completed the affordable housing proposed by the applicant will not assist those registered for rented housing with Winchester City Council nor will it assist the majority of those registered for Low Cost Home Ownership. There, however, some households that are registered for Low Cost Home Ownership options that would have sufficient finances to purchase one of these shared equity properties and the applicant has stated that they are prepared to work with the Strategic Housing Section of the Council when marketing these homes.
- The properties may assist some of those Key Workers identified in the Key Worker Housing Strategy which has recently been adopted by the Council. They may also be more affordable to government defined Key Workers who are eligible for Homebuy Loans which can be used when purchasing one of these properties in order to reduce the price that is required to be paid.
- Perpetuity – As with many shared ownership and shared equity schemes there is the ability for purchasers to buy the 25% equity in the property which is retained at the outset. If the resident does purchase 100% of the equity the property could then be sold on the open market and would not form part of the affordable housing stock. Where Registered Social Landlords are providing the shared ownership accommodation any money obtained from selling additional proportions of equity would be recycled into the provision of further affordable housing. The applicant is Infinity Homes Limited part of Merlion Group PLC, the group having a housing association as one of its constituents. Merlion Housing have stated, in writing, that they would reinvest 50% of any released equity into Winchester District schemes to make them more affordable and have also stated that their long term aim is to make it possible for the costs of purchasing one of their shared equity properties to be equivalent to that of renting a Council or housing association property.

Archaeology

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- The site has potential for archaeological remains relating to the alignment of a Roman Road and has potential for palaeo-environmental remains which would contribute to our understanding of past land-use along the Itchen Valley
- The developer has undertaken a programme of archaeological recording and no further evidence of archaeological or palaeo-environmental remains was located during a further stage of archaeological evaluation and monitoring of geotechnical investigations
- Therefore the sites and monuments officer considers that the archaeological recording has been completed satisfactorily and there is therefore no need for any archaeological condition

Contamination

- The applicant has submitted a contamination report and assessment to address concerns that the previous activities which have taken place on the site may have resulted in contamination of the site.
- The report has been examined by the Environmental Health officer and there is not considered to be any outstanding contamination issues

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for affordable housing, highway improvements, and open space the Local Planning Authority has had regard to the tests laid down in Circular 1/97 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

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

1. A financial contribution of £20,000 towards the Winchester Movement and Access Plan
2. The provision of 8 affordable housing units
3. Provision of a financial contribution of £48,902 towards affordable housing
4. Provision of off-site public open space, including an area of childrens play and its future maintenance
5. Undertaking not to physically divide the playing field by any means of enclosure

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

Conditions

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

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

02 Notwithstanding the approved plans, prior to the commencement of each building hereby approved, details and samples of the materials to be used in the construction of the external

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surfaces of the buildings shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details

02 To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area

03 No development shall take place until details and samples of the materials to be used for all walls, fences and other means of enclosure hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

03 To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area

04 No development shall take place until details of the hard landscaping materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

04 To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area

05 Prior to the commencement of each building hereby approved, 1:20 scale drawings of the following shall be submitted to and approved by the Local Planning Authority in writing of the following shall be submitted to and approved in writing by the Local Planning Authority: Balconies; windows, including cills and headings; dormer windows; doors; garage doors; dummy windows; external staircases; porches; lintels over windows; eaves details; conservatory for unit 10; detailing to side of opening for unit 5; and pedestrian archway at unit 6.

Each building shall be completed in accordance with the approved details before occupation

05 To ensure the materials and details are satisfactory and respect the character of the conservation area

06 All hard and soft landscape works shall be carried out in accordance with the approved plans. The works shall be carried out before the dwellings hereby approved are occupied 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 5 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 in the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

07 The existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written consent of the Local Planning Authority. These trees shall be protected during building operations by the erection of protective fencing in accordance with BS 5837

07 To retain and protect the trees which form an important part of the amenity of the area

08 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, specifically the woodland area to the front of the site, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development,

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whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the details hereby approved.

08 To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features.

09 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

09 Reason: In the interests of highway safety.

10 The carparking 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, loading and unloading and turning of vehicles.

10 To ensure the permanent availability of parking for the property

11 The garages and parking spaces hereby approved shall not be used for any other purpose other than the parking of cars

11 To ensure the provision and retention of the garage and parking spaces in the interests of local amenity and highway safety

12 Details of the alterations to the London Road site access shall be submitted to and agreed in writing by the Local Planning Authority before the development commences. The agreed details shall be fully implemented before the development hereby approved is occupied.

12 In the interests of highway safety

13 The 20 parking spaces in the south-east corner of the site, indicated on the drawings for 'church rooms' use shall be dedicated for use by St Mary's Church only and thereafter retained for this use.

13 To ensure permanent availability of parking for the Church

14 No development shall take place within 3.0 m of any public sewer.

14 To ensure the satisfactory provision of foul and surface water drainage

15 The noise protection measures proposed in the submitted noise assessment report by Hygenisys and shown on drawing ref..... shall be completed before any dwelling is occupied. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

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

16 No development approved by this permission shall be occupied until a scheme for surface water drainage has been submitted to and approved in writing by the Local Planning Authority

16 The site lies on the edge of the Source Protection Zone 1, therefore the site is very sensitive with regard to groundwater and the effects of surface water drainage

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17 If required, the method of piling the foundations for the development shall be carried out in accordance with a scheme to be approved in writing by the Local Planning Authority prior to any development commencing

17 The site is potentially contaminated and piling could lead to the contamination of the underlying aquifer

18 Prior to being discharged into any watercourse, surface water sewer or soakaway, all surface water drainage shall be passed through an oil bypass interceptor designed and constructed to have a capacity compatible with the site being drained. Roof water shall not pass through the interceptor.

18 To prevent pollution of the water environment

19 No soakaway shall be constructed in contaminated ground

19 To prevent pollution of ground water

Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB1, UB3, T2, T4, T5, T6, H5, H7, H8, H11, R2, E2, E3, E4, E8, E14, E16, E17

Winchester District Local Plan Proposals: H.1, H.5, H.7, RT.2, RT.3, T.8, T.9, T.10, T.11, T.12, HG.2, HG.6, HG.7, HG.8, HG.11, HG.23, EN.2, EN.4, EN.5, EN.7, EN.8, EN.9, EN.13, EN.17

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: H.2, H.5, H.7, RT.1, RT.2, RT.3, T.2, T.3, T.4, T.5, T.6, HE.2, HE.4, HE.5, HE.6, HE.8, HE.16, DP.1, DP.3, DP.4, DP.5, DP.6, DP.9, DP.16

03. The developer is reminded that the grant of planning permission does not entitle them to obstruct a public right of way. If it is necessary to stop up or divert a right of way in order to enable the development to be carried out, they should apply without delay:

i) in the case of a footpath or bridleway to the Council for an order under section 257 of the Town and Country Planning Act 1990

ii) in the case of a highway to the Secretary of State for the Environment for an order under section 247 of the Town and Country Planning Act 1990

04. Under the terms of the Water Resources Act 1991, the prior written agreement is required for discharging dewatering water from any excavation or development to controlled waters. The applicant is advised to contact the Hampshire and IOW Area office (Itchen Environment Management Team) to discuss which type of authorisation will be required

05. If dewatering of the site and discharge of associated water is necessary during construction operations, the Environment Agency should be notified regarding the dewatering and consulted regarding the need for a discharge consent

06. All works, including demolition and construction, shall be carried out only between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 hours on Saturday and at no

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time on Sundays or Bank Holidays . Where allegations of noise from such works are substantiated by the Health and Housing Service, a Notice limiting the hours of operation under the Control of Pollution Act 1974 may be served

07. No materials should be burnt on site. Where the Health and Housing Service substantiate allegations of statutory nuisance, 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

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