

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Item No:** 11  
**Address:** Durley Sawmill SiteThe Sawmills Durley Southampton Hampshire  
SO32 3EJ

**Parish/Ward** Durley

**Proposal Description:** Provision of a vehicular turning head

**Applicants Name** Westbury Homes (Southern) Ltd

**Case No:** 05/01043/FUL

**W No:** W01473/24

**Case Officer:** Mr Neil Mackintosh

**Date Valid:** 21 April 2005

**Delegated or Committee:** Delegated Decision

**Reason for Committee:** 4 or more representations contrary to the Officer's recommendations  
have been received

**Site Factors:** Within the Village Policy Boundary

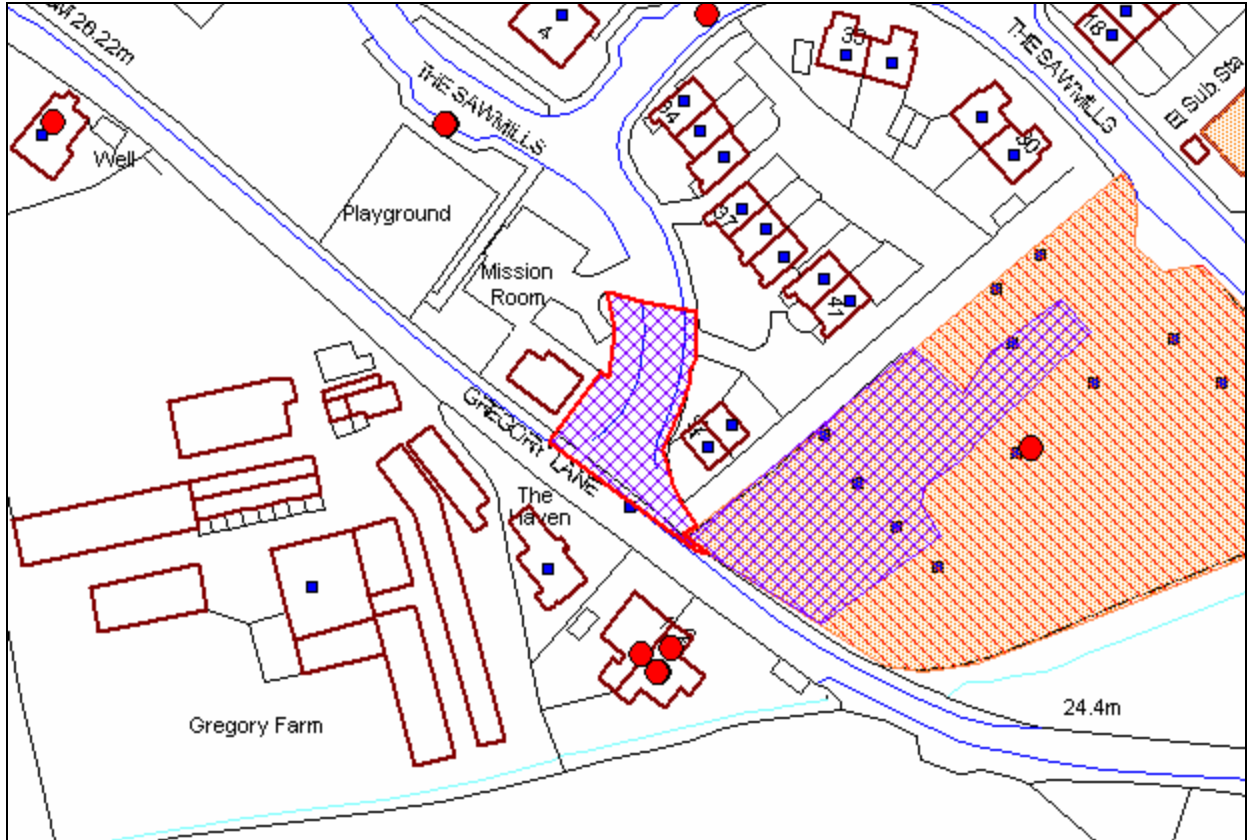
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**SITE LOCATION PLAN**

**Case No:** 05/01043/FUL      **W No:** W01473/24

**Address:** Durley Sawmill Site The Sawmills Durley Southampton Hampshire

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**Site Description**

- The application site lies between the Thresher Room, an early C20 mission room, and newly completed houses in The Sawmills.
- It contains an unfinished road that was intended to connect with Gregory Lane.
- Kerbstones and a base layer have been laid and the site abandoned.
- Wooden bollards prevent a through route between The Sawmills and Gregory Lane.
- Temporary 'Heeras' fencing also partially prevents vehicular access.

**Relevant Planning History**

- The Durley Sawmill Site was the subject of a Development Brief, adopted in 1998
- This included the diversion of Gregory Lane through the site and the closure of part of this existing lane.
- W01473/+ saw the granting of planning permission for residential and office re-development of the site, including a road through the site connecting Parsonage Lane with Gregory Lane.
- However, in order to achieve adequate lines of sight, third party land was required.
- Westbury Homes and the Trustees of the Thresher Room have been unable to reach an agreement on terms, and work ceased on this part of the project about two years ago.
- The application site has lain dormant since then, although the adjacent houses have been occupied.

**Proposal**

- As per Proposal Description
- To provide a turning head, as opposed to completing the road connection.

**Consultations**

Engineers:Highways:

- The principle of a turning head, rather than a connection through, will have to be discussed with the Highway Authority (HCC)
- If a turning head is to be approved it needs to accommodate smaller refuse vehicles and, to do this, will have to be re-aligned.

HCC Environment

- It is my understanding that integrating the new estate into the village was a key objective of the site development brief and this was to be achieved by the completion of the estate road and Gregory Lane junction.
- However, it may be that the construction of a turning head and the creation of a cul-de-sac is now acceptable to the Local Planning Authority.
- I would, however, advise that the turning head currently proposed on drawing TH/1 appears not to be sufficient to turn a standard refuse vehicle in.
- Also, your Authority may wish to seek to secure a pedestrian/cycle access through the turning head.

Landscape:

- Recommend approval, subject to a landscape condition requiring some planting to soften and enhance this part of The Sawmills.

**Representations:**

Durley Parish Council

- Supports this application on the grounds that it would be far safer for the residents living at The Sawmills.
- Residents never did want a road going through the development to Gregory Lane.
- We would also wish to see some form of landscaping

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Letters of representations have been received from 5 neighbours

- Savills, on behalf of the trustees of the Thresher Room – object, the planning conditions attached to the approved development will not be satisfied by the proposed and significant departure from the approved road junction configuration
- Trustees of the Thresher Room – object, if the conditions of the original planning permission had been enforced, Westbury would no doubt have come to a satisfactory agreement with us several years ago and the junction would be open and in regular use.
- Substantial traffic calming measures could overcome the residents fears concerning the safety of children living on the estate and wanting to cross to use the play area.
- Four residents of Durley object - contrary to the original plan to integrate into the village, road safety fears could be overcome using other measures, would become an over-long cul-de-sac, will increase highway dangers.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- T5, T12, UB3

Winchester District Local Plan

- T7, T9, EN5, S23

Winchester District Local Plan Review Deposit and Revised Deposit:

- T11, T8, DP3, S14

Supplementary Planning Guidance:

- Hampshire County Structure Plan (Revision): Implementing Policy H4
- Durley Sawmill Design and Development Brief
- Winchester District Landscape Assessment
- Movement, Access, Streets and Spaces

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 13 Transport

**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
- Residential amenities
- Highways
- Comments on representations

Principle of development

- The proposal is clearly contrary to Durley Sawmills Site Development and Design Brief SPG
- This was adopted in 1998, before any development took place.
- Now that residents have moved in to the new houses it would appear that the opinion of the majority is that a cul-de-sac would be preferred to a through road.
- The residents of the rest of Durley will not be inconvenienced by the closure of Gregory Lane.
- The proposal is not contrary to the adopted and proposed policies of the Development Plan.
- The Highway Authority is content that it will not be detrimental to highway safety and there is an opportunity to improve the appearance of the area.

Impact on character of area

- The completion of works and the provision of adequate landscaping will improve the visual character of the area.

Detailed design

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- The alignment of the turning head has been amended to accommodate small refuse vehicles.

Residential amenities

- The creation of a turning head, rather than enforcing a through road, will have positive benefits with regard to the safety and amenity of residents fronting the road.

Highways

- It would appear that the Highway Authority has never been insistent that The Sawmills should become a through road.
- They are content that it can become a cul-de-sac, provided that adequate turning area is provided at its termination.

Comments on representations

- It is understood that the Trustees of the Thresher Room may have verbally agreed terms with Westburys but that these have never been formally completed.
- More than five years after negotiations commenced the completion of the road has still not been finalised.
- The circumstances of this situation have changed sufficiently for the Local Planning Authority to set aside its requirement for the road to be a through road.
- The highway dangers to children living on the estate will be reduced.
- Users of the Thresher Room will continue to be able to use The Sawmills road to access their site.

**Recommendation**

**APPROVE – subject to the following condition(s):**

**Conditions/Reasons**

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

01 Reason: To secure the completion of this project as soon as possible and to comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990.

02 Details of the type of construction proposed for the road and footway, together with details of a pedestrian/cycle access to Gregory Lane and details of any street lighting, shall be submitted to and approved in writing by the Local Planning Authority before development commences. The agreed details shall be fully implemented as approved.

02 Reason: To ensure that the road and footway are constructed to a satisfactory standard.

03 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the completion of the development. 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.

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

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**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: T5, T12, UB3

Winchester District Local Plan Proposals: T7, T9, EN5, S23

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: T11,T8,DP3,S14