

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 21 February 2007

Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Committee Decision

Case No:	06/02688/OUT	Valid Date	23 August 2006
W No:	06733/06	Recommendation Date	5 February 2007
Case Officer:	Mr Tom Patchell	8 Week Date	18 October 2006
		Committee date	21 February 2007
Recommendation:	Application Refused	Decision:	Committee Decision

Proposal:	Redevelopment comprising 10 no dwellings with new access (OUTLINE - considering access and layout) (RE-SUBMISSION)
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Site:	Touchwood Church Road Shedfield Southampton Hampshire
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Open Space	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
Y	N	N	Y=2	N	N	Y

DELEGATED ITEM SIGN OFF		
APPROVE Subject to the condition(s) listed	REFUSE for the reason(s) listed	
	Signature	Date
CASE OFFICER		
TEAM MANAGER		

AMENDED PLANS DATE:-

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 21 February 2007

Item No: Item 5
Case No: 06/02688/OUT / W06733/06
Proposal Description: Redevelopment comprising 10 no dwellings with new access (OUTLINE - considering access and layout) (RE-SUBMISSION)
Address: Touchwood Church Road Shedfield Southampton Hampshire
Parish/Ward: Shedfield
Applicants Name: Messrs A & A Edwards And Son
Case Officer: Mr Tom Patchell
Date Valid: 23 August 2006
Site Factors:

Recommendation: Site for Nature Conservation
Application Refused

General Comments

This application is reported to Committee because of the petition that has been received.

Site Description

The application site is approximately 0.357 hectares of land located within the small hamlet of Shedfield.

The site is currently part of a fruit and vegetable wholesaler's site that is located between existing residential properties. The existing warehouse buildings on the site are immediately adjacent to the eastern and western boundaries.

The rear of the site is currently used as an open storage area and car park and is bounded by mature trees.

The character of the surrounding area is 2-storey cottages with front gardens and low brick walls to the front boundary.

Immediately to the rear of the site is an area of woodland that is designated as a Site of Importance for Nature Conservation (SINC).

Proposal

The proposal has been made outline with only siting and means of access to be considered.

It is proposed to retain the character of frontage development to the highway with a pair of semi-detached dwellings. The vehicular access that runs along the eastern boundary of the site would then lead onto a terrace of 4 three bedroom properties. These properties would have their rear elevations facing onto the western boundary and the residential property beyond. With a rear garden depth between 9 and 12 metres, with approximately 16 metres to the closest point of the adjoining dwelling, to the west.

To the rear of the site would one detached dwelling and a staggered terrace of 3 dwellings.

In total it is proposed to provide 20 car parking spaces. This would be in the form of 6 garage spaces and 14 parking spaces.

The density of the proposed development is 28 dwellings per hectare.

Relevant Planning History

W06733/03 Residential development comprising 12 No. dwellings with associated parking and access (OUTLINE) - Adjacent Touchwood Church Road Shedfield Southampton Hampshire SO32 2HX - Application Refused - 25/07/2003

W06733/04 Residential redevelopment for 6 no. dwellings with alteration to existing vehicle access (OUTLINE) - Adjacent Touchwood Church Road Shedfield Southampton Hampshire SO32 2HX - Application Refused - 21/05/2004

W06733/05 Residential redevelopment for 12 no. dwellings with new access (OUTLINE - considering siting and access) - Touchwood Church Road Shedfield Southampton Hampshire SO32 2HW - Application Withdrawn - 21/11/2005

Consultations

Engineers: Highways: No objection subject to conditions

Landscape: No objection

- Site is adjacent to SINC
- Woodland management should be considered

Arboriculture: Object

Some of the best trees on the site will be lost to accommodate the design

Southern Water: No objection

- There is a public sewer through the site and there should be no development within 3 metres of it.
- Full sewage disposal services can be provided to the site.

Representations:

Shedfield Parish Council: Object

- Overdevelopment
- The extent of the would encourage more backfill development
- Increased traffic on narrow country lane

3 letters received objecting to the application for the following reasons:

- Insufficient places at the local school
- Inadequate public transport links
- Insufficient parking
- Proposed access is opposite an existing junction and will increase the risk of accidents
- Reduction in an area of ancient copse and its impact on the wildlife
- Increase in noise
- Loss of privacy
- Tree report is very thorough

Reasons not material to planning and therefore not addressed in this report

- It would appear that the application has been pre-determined prior to its submission.
- The builders should be prevented from playing loud music during construction

1 letter of support received with a petition containing 27 signatures.

- Application for 10 dwellings is an improvement and will compliment the site

Relevant Planning Policy:

Hampshire County Structure Plan Review:

UB3, H1, H2, H7, E11, E12 and E13

Winchester District Local Plan Review:

DP.1, DP.3, DP.4, CE.9, H.4 and RT.4

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPG 3 Housing

Planning Considerations

Principle of development

In May 2005 an appeal Inspector's decision letter allowed an appeal and granted outline planning approval for the development of 6 dwellings within only part of the current application site.

The Inspector allowed the appeal for the reasons that the existing employment use currently represents a hard urban feature, out of keeping with the character and appearance of the surrounding area. There is no evidence to indicate that the existing use provides significant levels of employment for the village.

The development frontage, as indicated within the Winchester District Local Plan indicates land on which development will be acceptable in principle and not is not to imply that new buildings must fall within the width of the notation.

Planning Policy Statement 3: Housing (PPS3)

PPS3 Promotes more sustainable patterns of development and making better use of previously-developed land. This policy document seeks to provide wider housing opportunity and choice and a better mix in the size, type and location of housing than is currently available, and seeks to create mixed communities. PPS 3 also promotes good design in new housing developments in order to create attractive, high-quality living environments in which people will choose to live.

Design/layout

The design of the proposed development retains an essential character of the surrounding area with the proposed pair of semi-detached dwellings fronting onto the road.

The dwellings to the western boundary would have their rear elevations facing onto the adjoining residential property; however it is considered that the distance to the residential property and adequate boundary screening would not result in a detrimental loss of privacy to the adjoining occupants.

The development of the rear of the site would provide a single detached property and a staggered terrace of three dwellings. The proposed turning area for service vehicles would also be provided to the rear of the site.

Landscape/Trees

The development of the rear of the site would however result in the loss of a number of trees. Although it has been identified that some of these trees are individually poor specimens, it is proposed to remove some mature trees as well.

As woodland all of these trees represent a significant landscape feature of benefit to the site and the character and appearance of the surrounding area.

The site lies immediately adjacent to an area designated as a SINC, but no information or studies have been submitted with regards to the potential affects of the proposed development on the adjoining land.

The Council has therefore been unable to establish that the SINC would not be detrimentally affected by the development.

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Highways/Parking

The width of the proposed access would preclude it from becoming an adopted highway, but is adequate for the number of dwellings it is proposed to serve.

The proposed parking and cycle parking provision is noted and the junction with Church Lane should take the form of a dropped kerb and not a bell mouth, to ensure that pedestrians continue to have priority.

Recommendation

Application Refused

Reasons

1 The proposed development would result in the loss of trees that as a group is of benefit to the character and appearance of the surrounding landscape. In addition a significant area of woodland would remain for which there has been no management proposal put forward in order to retain this for the benefit of the surrounding area and the proposals are therefore contrary to Policies DP.1, DP.3 and DP.4 of the adopted Winchester District Local Plan Review.

2 Insufficient information has been submitted in order to assess the impact of the proposed development on the ecological features of the site and the immediately adjoining Site of Importance for Nature Conservation and is therefore contrary to Policy CE.9 of the adopted Winchester District Local Plan Review.

3 The proposal is contrary to the policies of the Hampshire County Structure Plan Review and the Winchester District Local Plan Review 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 in that it would undermine this Plan's Policies for recreational open space provision within the District and is therefore contrary to Policy RT.4 of the adopted Winchester District Local Plan Review.
(No Open Space)

Informatives:

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

Hampshire County Structure Plan Review: UB3, H1, H2, H7, E11, E12 and E13

Winchester District Local Plan Proposals Review: DP.1, DP.3, DP.4, CE.9, H.4 and RT.4