

PLANNING DEVELOPMENT CONTROL COMMITTEE

3 July 2007

APPLICATION W17984/03 06/03721/FUL AT BAR END PLAYING FIELDS. MILLAND ROAD, WINCHESTER

REPORT OF THE HEAD OF PLANNING

Contact Officer: Robert Ainslie Tel No: 01962 848573

RECENT REFERENCES:

PDC672: Planning Development Control Schedule Item 5: 8 March 2007 (attached, with report as Appendix 1 and Report as Appendix 2)

EXECUTIVE SUMMARY:

The above application was considered at Committee at its meeting held on 8 March 2007, where it was resolved to approve the proposals subject to Section 278 and S106 Agreements first being entered into and subject to conditions requiring the submission of details for approval prior to development commencing (see Appendix 1-3).

Further to this resolution, the applicants have been working towards completion of the required legal agreements with Hampshire County Council, but are not yet in a position to complete the agreement. The Planning Permission has therefore not been issued.

A letter has now been received from the applicant's agent explaining concerns in relation to the timescales for the construction of the athletics track. The attached letter (Appendix 4) sets out in detail the potential delays if the track is not laid in the coming months. Essentially there would be a delay of a year before the track could be laid. The issue therefore arises that the applicants wish to commence development, prior to the completion of the legal agreements, issue of decision notice, and compliance with the various pre-commencement conditions of any subsequent approval.

It is considered in this instance, that there would be considerable community benefit if the track were to be laid in the coming months. The scheme has been proposed by the University and is supported by both Winchester City Council and Hampshire County Council.

It is considered that there is a way forward, which would enable the scheme to progress without compromising the timescales of the development and the protection secured by the legal agreements and conditions.

The various pre-commencement conditions could be amended so as to require the details to be approved "Prior to bringing into use, the track and pavilion". In addition, it is suggested that a number of the previous requirements which were to be secured by completion of a Section 106 and Section 278 Agreement could be addressed by way of additional conditions. The only requirement that would need to be addressed by way of a unilateral undertaking relates to ensuring that the applicants are prepared to pay the reasonable costs incurred by the County Council in the monitoring and approval of the Travel Plan and Event Management Plans. The applicants have expressed a willingness to pay a financial contribution towards potential Traffic Regulation Orders in the vicinity of the site prior to the issue of the decision notice.

This recommendation would ensure that the requirements of the previous resolution are still protected and addressed whilst allowing for progress to be made on the laying of the track.

RECOMMENDATION:

That Planning Permission be granted subject to the amended conditions and S106 obligations as set out in Appendix 5.

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OTHER CONSIDERATIONS:

1 RESOURCE IMPLICATIONS:

1.1 None

BACKGROUND DOCUMENTS:

APPENDICES:

Appendix 1 - Report Item No 5 to Planning Development Control Committee on 8th March 2007

Appendix 2 - Minutes of Item 5 to Planning Development Control Committee on 8th March 2007

Appendix 3 – Draft conditions (including additional conditions requested at Committee)

Appendix 4 – Letter from Materials Science Consultants dated 15th June 2007 concerning limitations in laying of surface track.

Appendix 5 – Recommended Amended Conditions for Planning Application 06/03721/FUL W17984/03

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Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Committee Decision

| | | | |
|------------------------|------------------------------|----------------------------|---------------------|
| Case No: | 06/03721/FUL | Valid Date | 21 December 2006 |
| W No: | 17984/03 | Recommendation Date | 16 February 2007 |
| Case Officer: | Mr Robert Ainslie | 8 Week Date | 15 February 2007 |
| | | Committee date | 8 March 2007 |
| Recommendation: | Application Permitted | Decision: | Committee Decision |

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|------------------|--|
| Proposal: | New athletics track with associated field event facilities plus floodlighting; new all weather hockey pitch plus floodlighting; extension to existing sports pavilion, ancillary works, perimeter fencing and associated landscaping |
|------------------|--|

| | |
|--------------|--|
| Site: | Bar End Playing Fields Milland Road Winchester Hampshire |
|--------------|--|

| Open Space Y/N | Legal Agreement | S.O.S | Objections | EIA Development | Monitoring Code | Previous Developed Land |
|----------------|-----------------|-------|------------|-----------------|-----------------|-------------------------|
| N | Y | N | Y | N | N | Y |

| DELEGATED ITEM SIGN OFF | | |
|--|-----------|------|
| APPROVE Subject to the condition(s) listed | | |
| | Signature | Date |
| CASE OFFICER | | |
| TEAM MANAGER | | |

AMENDED PLANS DATE:-

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Item No: 5
Case No: 06/03721/FUL / W17984/03
Proposal Description: New athletics track with associated field event facilities plus floodlighting; new all weather hockey pitch plus floodlighting; extension to existing sports pavilion, ancillary works, perimeter fencing and associated landscaping
Address: Bar End Playing Fields, Milland Road, Winchester, Hampshire
Parish/Ward: Winchester Town
Applicants Name: University Of Winchester
Case Officer: Mr Robert Ainslie
Date Valid: 21 December 2006
Site Factors: Tree Preservation Order

Recommendation:

General Comments

This application is reported to Committee as it is for major development and due to the number of objections received.

Site Description

The application site is 4.46 hectares in area and is currently a playing field used by the University. Part of the site to the south of the skateboard park is a playing field currently owned by Winchester City Council. The land is designated as countryside, being just outside the built up settlement of Winchester which lies to the immediate north.

The land is set between residential developments to the north at Highcliffe, with properties in Milland Road abutting the boundary. A number of properties rear gardens about the site with limited landscaping and mesh fencing along the boundary (59-73). Other properties along this boundary (45-57 and Meon House) are separated from the boundary by communal parking areas. Chilcomb Lane is located further to the south (separated by a playing field), which serves nine dwellings and also the County Museum Service Headquarters to the eastern end of the lane. Further beyond Chilcomb Lane is the M3 motorway which runs in a south west to north easterly direction. Sports playing fields lie to both the east and west of the application site. The garrison playing field to the west lies to the immediate east of Bar End Road. The King George Playing Field lies to the east together with a skateboard park and playground to the immediate east and north of the application site.

The site is accessed from Milland Road at the eastern end of the road, between 69 and 71 Milland Road. The gravel access track within the site follows the northern boundary of the site towards a large pavilion building in the north western corner. To the immediate west of this building lies the Serco depot.

Parking is provided along part of the northern boundary. To the south of the access track is located a landscaping bund approximately 1.5m high.

A number of trees are dotted along the western and southern boundary of the application site. A hedgerow runs along the eastern boundary of the application site.

Within the site the land slopes down gradually from north east to south west by approximately 3.5m.

The character of the surrounding area is predominantly suburban residential to the immediate north of the site. Within the application site and further south the character becomes more rural, despite the motorway intersection to the south east. Further to the south lie St Catherine's Hill

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and Twyford Down.

Proposal

The proposals are for an eight lane athletics track, together with associated field event facilities and floodlighting. The proposals would require an element of excavation works and levelling, given the existing changes in level within the site.

The floodlighting to the athletics track would include 3no 12m high floodlights around the northern end of the track, 3no 18m high floodlights to the southern end and 3no 12m high floodlights to the eastern side together with 2no 12m high and 1no 16m high floodlight to the western side.

The proposals also include a grassed area within the centre of the track for field events and other sport activities. Landscaping is proposed together with bunding along the northern and eastern side of the track. In addition, further planting is proposed along the southern and western boundaries.

The proposals also include an all weather floodlit hockey pitch to the east of the running track and immediate south of the existing skateboard park. The hockey pitch would be lit by 8 no 16m high floodlights positioned to the north and south of the pitch. The pitch would be bounded by a 3.5m high fence. No landscaping is proposed to the north of the pitch, but planting is proposed to the east and south.

The proposals incorporate an extension to the north of the existing pavilion building, continuing the existing ridge lines of the building but extending northwards by 7m and 11m respectively, bringing the building to within 15m of the north boundary of the site.

Relevant Planning History

W17984 Widening of access road and new gates. - Application Permitted - 21/10/2002

W17984/01 Erection of sports pavilion - Application Withdrawn - 28/05/2003

W17984/02 New sports pavilion and changing rooms - Application Permitted - 31/07/2003

Consultations

Engineers: Drainage:

No objection on drainage grounds provided pump station has capacity to deal with the extra flow that the extended building will generate.

During winter months the playing fields tend to have standing water on large areas of it, this may affect the usability of the facility at certain times. May be prudent to slightly elevate the all weather pitch to ensure that it does not become affected. *(It is expected that the ponds to the south west and south east of the track will take excess water).*

Engineers: Highways:

See comments from Hampshire County Highways

Environmental Health:

No adverse comments subject to informatives

Estates Officer

From a landlord perspective: No comment to make in relation to application and proposal is fully supported.

Cultural Services

Supportive of the proposal. A facility for which there is local need and enthusiasm. In the wider definition of 'culture' it also evens up the balance between Winchester's artistic and heritage attractions and its sporting facilities.

Because of the restricted nature of the development and its distance from the city centre, it is unlikely to play a key role for tourism. However it has some potential to attract new kinds of visitors from the region which is helpful at a time of increasing competition between European visitor destinations.

Other issues raised in relation to following:-

- Equipment container and potential impact.

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- No fixed seating shown: potential future issue
- No toilet provision for spectators
- Concerns about reliance on bicycle loan scheme and safety for cyclists
- Greater focus on passage of pedestrians to Park and Ride scheme
- Bus access in evenings unlikely to make a contribution.
- Focus needed on management of green travel plan.
- Scheme needs to be environmentally friendly given that it is on a green field site.

Landscape:

Concerns primarily in relation to impact of floodlighting on landscape views from residential properties from Highcliffe and St Giles Hill towards site. Question whether applicants should have classed the application site area as Zone 1. In other respects, proposals appear to be acceptable subject to conditions. (Conditions 14, 15 & 16)

Further response, having regard to further information supplied by Applicants: The applicant has addressed concerns over night time lighting impact. Satisfied that this will be as low as it can possibly be. Furthermore, it has been agreed that the existing mature trees on the southern and western boundary are to be retained and protected throughout the implementation of the facility and that a comprehensive tree planting scheme will be implemented to help integrate the development into this sensitive landscape.

Trees

No objection subject to tree protection conditions. (Conditions 18 to 23)

Environment Agency:

No objection in principle subject to informative.

Natural England

Whilst it is recognised that an appropriate survey is being undertaken in relation to the bats during the spring to gather the required information, Natural England objects to the above proposal pending this further information.

Impressed with the proposed efforts to increase biodiversity at the site and the sympathetic nature of the development to the character of the locality.

Strongly support the inclusion of balancing ponds within the proposals.

Welcome the proposed planting regime within the application, in particular the addition of trees and lengths of hedgerow. Recommend that the proposed planting of trees and hedgerows should also be incorporated into biodiversity corridors in order to establish links to natural areas outside of the designated development site.

To increase biodiversity at the site a changing in mowing regimes in order to encourage flora and fauna at the site is recommended.

Condition No 11 has been attached requiring an ecological investigation and survey of the site together with a scheme of mitigation and a programme for implementation.

Highways Agency:

Inaccuracies between landscape analysis report and proposed landscape design drawing.

Assumed that the athletics track will be lit by eight 12m high columns and one 16m high column as depicted in landscape design drawing rather than nine 12m high columns as specified in Landscape analysis report.

Require that conditions restrict to maximum of 8 columns to hockey pitch with height not exceeding 16m and maximum of 12 columns to athletics track, height not exceeding 12m in eight of these, 16m in one (west of athletics track) and remaining three at lower level at southern apex should not exceed 18m.

Southern Water:

Public sewer in the vicinity of the site. Exact position must be determined on site by the applicant before the layout of the development is finalised. No new development or new tree planting should be located within 3 metres of either side of the centre line of the public sewer. If consent is granted a condition will need to be attached.

Southern Water can provide foul sewage disposal to service the proposed development.

Hampshire County Council – Highways

No objections subject to S106 Agreement with the County and applicant undertaking providing details of means of access, including layout, construction and sight lines being submitted to the

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Highway Authority for approval. S106 Agreement should secure the applicant:-

- Entering into a Section 278 Agreement to undertake works as shown indicatively on a drawing.
- Prior to use of site, applicant completing works shown indicatively on drawing to satisfaction of the highway authority.
- Travel Plan to be approved and implemented three months after occupation.
- Prior to commencement to carry out a survey of on-street parking in an area to be agreed by the highway authority to establish usage and duration of stay. Such a survey to be subsequently carried out during special events for a period of time to be agreed by the Highway Authority.
- Payment to the County Council the sum of £5,000 towards potential Traffic Regulation Orders in the vicinity of the site (repayment provision to be included if unspent).

Also conditions would need to be attached to consent to provide cycle parking on site and also a construction Traffic Management Plan being submitted to and approved in writing by the Highway Authority and fully implemented before development commences. (Conditions 9 & 10)

Hampshire County Council - Planning

No objection in principle. Comments from the Landscape Officer.

Site will clearly be visible from the South Downs. Screening needed in form of bunding from the east around to the south of the site with native trees. Pleased to see that the existing mature trees to the south of the site which will help to mitigate the development will be retained. Colours of the surfaces and structures within the site should aim to minimise visual impact. Would expect some screening in the form of trees and shrubs to be put in place to mitigate the light from intruding into properties in Milland Road.

Hampshire County Council - Ecology

Ecological report recommends a further bat survey is carried out in Spring when the bats will be out of hibernation. Would endorse that recommendation. Proposed planting of new tree lines should provide a better resource for bats that may be present in the area. No objection on ecological grounds. Remind applicants that appropriate measures need to be implemented to avoid damage to retained trees

Hampshire County Council – Lighting Engineer

The subsequent report from applicant appears quite concise in that the maximum source intensities into windows of adjoining properties is only 1cd above the maximum recommended pre-curfew limit for Zone 1 (i.e. 2501).

All other results are well within the recommended pre-curfew limits. Council will need to decide the appropriate curfew time as part of the planning approval and will then need to ensure this limit is adhered to. The requirement for regular inspections and coherent maintenance regimes (to ensure lantern angles etc are correct) will also need to form part of the overall permission.

From the information provided by the consultants the impact onto the surrounding countryside, and neighbouring residential properties, will be minimal, bearing in mind the nature of the development, but this impact will need to be reassessed after construction to ensure nothing has been inadvertently overlooked.

Hampshire County Council – Estates

Broadly supportive, however application differs from that which Estates Practice were originally consulted on by the applicant. Concerns which could have a detrimental impact on the Use and enjoyment of its own property.

Hockey pitch will be flush to boundary of County Council's own property. Considerable alteration to character of area. Request confirmation that appropriate flood lights with low upward light distribution form part of conditions of approval.

Would request that plans are altered to show planting to be on land owned by the city council as opposed to County Council land.

Concerned about how access for retrieval of balls will be dealt with. Require assurances that fencing will be erected to fully enclose development site.

Concerned that location and lighting would encourage more individuals into County Council property.

Concerned that impact of changed ground conditions, surface water will have some form of

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detriment on County Council's land.

Sport England

No objection to the proposed development and supports the development of the athletics track and hockey pitch.

Site forms part of a playing field and therefore proposals assessed in light of adopted playing fields policy. Aim of policy is to ensure an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. It appears that the track will develop an existing playing field that is used for cricket and football. It is assumed that the field events will take place in the summer months and the grass area will still be used for football and cricket.

Proposed hockey pitch will develop on a grass area not capable of providing a full size playing pitch. It will provide a facility with an identified need and lead to increased opportunities for participation in sport and recreation. Note that development will also be available for training and small side football use. Sport England would wish to see a condition requiring a Sports Development plan for the all weather pitch. (Condition 03)

Satisfied that the proposed development meets with exception to policy in that "the proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields".

Absence of an objection does not in any way commit Sport England's support for any related fund application.

AONB – South Downs

General principle is welcomed and no objection to the general principle (subject to the conditions).

Object to the floodlighting. Site is adjacent to the AONB. Views towards the site are possible from a number of locations within the AONB, notably from St Catherine's Hill and the Chilcomb valley. The site may be visible from the South Downs Way as it approaches Winchester, to the west of Chilcomb.

Many views from the AONB would have the M3 Motorway in the foreground and the developed outskirts of Winchester in the background. However, the site does create a green gap. Much of the change would be at ground-level, but the lighting would be much more visible, both in terms of the light emitted at dusk and during the evenings and the visual impact of the poles/lighting equipment during the daytime. Any such views would have an impact on a wider area than the ground-level development.

The application refers to light spillage from the M3, but not all of the motorway is lit in the vicinity of the site. The applicants intend to use a type of lighting which is designed to reduce upward glare/spillage. Whilst the use of such equipment is preferable to less directional lighting, it will, nevertheless, still have an effect in views towards the site. Although additional planting is proposed (and is to be welcomed), this will take many years to fully mature and would be likely to filter, rather than completely block the lit areas from view.

If authority is minded to approve the proposal, consideration of the conditions would be welcomed in relation to colour of materials for pavilion, colour of fencing, surface colour of track, curfew on lighting, planting, mitigation if the presence of bats on the site are confirmed. (Conditions 6, 7, 8, 11, 14, 15, 16, 24)

Representations:

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

- Increase in noise levels. Problems in recent years with anti-social behaviour from playing fields. Increase in use together with potential bar licence would adversely affect amenity of neighbours
- Unacceptable increase in traffic
- Light pollution
- Loss of a Greenfield site.
- Insufficient parking spaces in proposal at site.

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- Invasion of privacy.
- Carbon footprint created, generated and maintained would have an effect on the photosynthesis and wildlife and destruction of any archaeology in the area.
- Unacceptable increase in activity.
- Precedent. May open the door for Tesco. (Tesco own the land to the west)
- Will greatly reduce capacity of area to absorb groundwater and at to risk of flooding, especially in Chilcomb Lane.
- Visual impact of lighting columns.
- Perimeter fence line will alter views available across this open green space.
- Noise pollution.
- Details of tree planting are insufficient to assess the short to medium term visual impact.

Reasons aside not relevant to planning

- Will only benefit a small portion of the community,
- Money could be better spent.

2 letters of support received.

- Can see no reason why these plans should not go ahead if the track is open to Winchester and surrounding districts for athletic meetings.
- Not against floodlighting

12 Letters of concern

- Inaccurate Evaluation of existing site (Landscape Analysis report Sec 21.3) failing to recognise that Bar End fields are in designated countryside under the Local Plan and form part of East Winchester Downs Landscape Character Area.
- Currently no light spill from M3. No lighting on M3 between junctions 9 & 10. Low bank prevents any headlight beams spilling over into fields. Chilcomb Lane and Playing fields are pitch black after dark. Inaccuracy is present in the report. Needs to be re-evaluated.
- Four trees on south side of the site will be removed. Assessment fails to report on the other tree marked for removal. Object to premature removal of these trees. Support a colony of rooks. Also these trees form an integral part of the flood defence system.
- More detailed specification on the pedestrian access lighting required.
- Landscape proposals plan indicates a future pedestrian access but no indication given of where and when.
- Suggest curfew of lighting to 2100hrs. 10pm is unacceptable.
- Suggest restriction of no outdoor loud speakers be allowed on the site at all.
- Strict conditions should apply to felling of any mature trees on the site.
- Concerns about traffic management: - disagree with assertion that "it does not appear that any specific problems presently exist relating to road safety in the vicinity of the site". Traffic speeding along Milland Road to sports facilities has existed for ages. Traffic from Milland Road to KGV ignores fact that traffic from Vale Road into Milland Road has right of way and limited vision along Milland Road.
- Traffic survey must not have been carried out at weekend where there is more traffic. Not convinced that people will take up option to park at the park and ride facilities.
- Not convinced that no additional parking is required on site. That provided is inadequate.
- Bus service is not suitable for wheelchair users or severely disabled people.
- Unsure how it is proposed to manage car parking at the track. Limited parking spaces may cause congestion at the Vale Road/Milland Road corner.
- A better solution would have been keeping the vehicular entrance to the new track away from a mainly residential street. More could be done to access the site from either Bar End Road or Chilcomb Lane rather than risking lives in Milland Road.
- More detailed information on landscaping required.
- Potential impact if Serco Depot is developed for housing within next 10 years.

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Relevant Planning Policy:

Hampshire County Structure Plan Review:

UB2, UB3, ED1, T1, T2, T3, T4, T5, T6, T7, R3, R4, C1, C2, E2, E6, E7, E8, E9, E12, E16

Winchester District Local Plan Review

DP1, DP3, DP4, DP8, DP10, DP11, DP12, CE4, CE5, CE6, CE7, CE28, HE4, SF8, RT2, RT8, T1, T2, T4, T5, T6, W1, W9

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 7 Sustainable Development in Rural Areas

PPS 9 Biodiversity and Geological Conservation

PPS12 Local Development Framework

PPG 13 Transport

PPG 15 Planning and the historic environment

PPG 16 Archaeology and planning

PPG 17 Planning for Open Space, Sport and Recreation

PPS 23 Planning and Pollution Control

PPG 24 Planning and Noise

PPG 25 Development and flood risk

Supplementary Planning Guidance

Winchester Conservation Area Project

Winchester District Landscape Character Assessment

Winchester – St Giles Hill Village Design Statement

Other Planning guidance

Assessment of Playing Field Provision in the Winchester Built Movement, Access, Streets and Spaces

Parking Standards 2002

The Future of Winchester Study

The Hampshire Landscape: A Strategy for the future

Winchester City and its Setting

Winchester District Landscape Assessment

Planning Considerations

Principle of development

The development of athletics tracks and hockey pitches should be assessed with regard to PPG17 which relates to Planning for open space, sport and recreation, which is generally encouraged. In particular in para 26 it states:-

“In rural areas sports and recreational facilities which are likely to attract significant numbers of participants or spectators should be located, in or on the edge of country towns.”

“All development in rural areas should be designed and sited with great sensitivity to its rural location”.

Policy R3 of the Hampshire County Structure plan allows for recreational and sporting development in principle if it meets local recreational or community needs and provided it is compatible with the character of the countryside in addition to other criteria concerning transport, and the size of new buildings.

Policy RT8 of the Winchester District Local Plan (Review) generally allows for the development of formal recreation facilities in suitable areas in the countryside, particularly in edge of settlement locations provided they at least maintain the landscape character of the area and require only small-scale buildings and hard-surfaced areas ancillary to the primary open recreational use of the land. In addition it confirms that a larger scale building will only be exceptionally permitted

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where a local need can be demonstrated, and it can be accommodated without harm to the local environment.

Policy CE6 resists development that would harm the character of the landscape of the AONB unless it is essential for the economic or social wellbeing of the area.

These issues are considered in more detail below.

Design/layout

The athletics track has been designed to align north to south with landscaping bunds and planting to the north and east sides to reduce the impact from wider landscape views. The height of the floodlight masts are designed to minimise light spill to surrounding areas. Further planting is proposed along the southern and western boundaries to minimise the impact of the new hardsurfacing, floodlighting poles and associated ancillary structures. Whilst no landscaping is proposed to the northern side of the hockey pitch, there are currently a variety of structures and boundary fencing within the skateboard park, playground and tennis court to the north. The pavilion extension follows the existing ridges of the building northwards and would be constructed of the same materials as existing.

Visual Impact on character of area and from neighbouring properties

The application site clearly acts as a transitional area from the built up settlement to the rural countryside. The land is predominantly playing fields which stretch from Bar End to the west to the M3 motorway to east. Whilst there are a row of trees along the southern boundary and also a few trees to the eastern boundary these are sporadic, but have some amenity value. The introduction of a hardsurfaced athletics track and hockey pitch together with associated fencing and floodlighting, would inevitably have some impact on the surrounding area. The land is clearly visible from approaches into Winchester from Morestead and also from the M3. The fields currently act as a landscape buffer between the built up settlement and the motorway. It is clear that the track and floodlighting would be visible from more distant views in towards the city. It is considered that the development would not have a significant landscape impact on the surrounding area during the day. The floodlights, whilst visible, would not detract from views towards Highcliffe and St Giles Hill. The athletics track and hockey pitch would be visible but would read as part of the open space recreation use that currently exists within the site. The development would be visible predominantly from residential properties to the north within Highcliffe and St Giles Hill. During the day, the views across to the site would clearly see the floodlights and hardsurfacing; however it is not considered that they would be out of keeping with the landscape character of the area at this point. The site would still act as a transitional point between the densely populated area to the north and the rural area of Chilcomb Lane to the immediate south. In addition, the impact of the hardsurfacing and floodlights would be softened by the proposed landscaping which would allow for mainly filtered views through to the track, thus retaining the rural character of the area. The fencing for the hockey pitch would be set behind the existing fencing for the skateboard park. The greatest impact of the development would be more apparent when the floodlighting is in use during the evenings. On the approach from the M3 and along the Morestead Road, whilst visible, the lighting would be seen against the backdrop of additional residential and street lighting and would not appear so incongruous or out of keeping. The impact from residential properties in Highcliffe and St Giles Hill would be more apparent. At present these properties have views across to the countryside and AONB during the day and a dark landscape setting during the evening. It is clear that the use of the floodlighting will inevitably have an impact on the existing landscape character. It must be acknowledged however that the proposals for lighting are at the minimum required to accord with the requirements for the athletics track and hockey pitch. In addition, it is noted that every effort has been made to design and locate the floodlights so as to prevent light overspill. It is considered, on balance, that whilst the floodlighting would have an impact on the landscape, it would not be to such an extent as to justify a refusal on this ground.

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Residential Amenities

The proposed lighting would be close to the rear of the residential properties in both Milland Road and Chilcomb Lane. The properties in Chilcomb Lane would be separated from the floodlighting by the existing playing field and trees along the boundary. Whilst the floodlighting would be clearly visible, the opportunity for light spill towards these properties would not be significant.

The properties in Milland Road would be significantly closer and separated by solely the parking area. The applicant has carried out tests in relation to the proposed lighting. Consideration has been given to the proposed lighting to prevent overspill wherever possible. The lighting engineer has considered the details and is of the view that the proposal would not impact to such a degree as to unacceptably affect the amenities currently enjoyed by neighbouring properties.

The proposed development would undoubtedly result in greater use of the site at times. The proposals introduce a pedestrian access to Bar End Road to actively encourage the use of the Park and Ride parking facility to the west and south of Bar End Road. It is considered, on balance that the proposed increase in use of the site, would not unacceptably impact on the neighbouring properties by way of increased noise or traffic. The issue of increased vehicular traffic is considered in more detail elsewhere within the report.

The issue of increased noise within the site by virtue of the introduction of an all weather floodlit hockey pitch and athletics track is not considered to be so significant as to justify a refusal on this ground. No concerns have been raised by Environmental Health in this respect.

Landscape/Trees

The impact of the landscape character of the area has been considered in some detail above.

The tree report submitted by the applicant is considered to be acceptable and the trees to be lost will be more than compensated by replacement planting that is proposed within, and on the boundaries of the application site.

Highways/Parking

Traffic Generation, Distribution and Highway Impacts:

It is evident that a number of visitors will be entering or leaving the site during the network peak. Hampshire County Council accepts that the site has an existing use. It is not the intention of the applicant to increase parking provision on site and the additional day-to-day traffic generation may be minimal.

Special Events:

By nature such events will generate a far greater degree of traffic. These events would be controlled by proposals within the travel plan which would need to be approved prior to granting planning consent and attached to any subsequent S106 agreement. It is acknowledged that a large percentage of people travelling to events would do so by bus. The travel plan should identify how this would be controlled and show a variety of measures to control movements to and from the site. It will also need to identify how spectators will be directed to the park and ride facilities.

Access:

Visibility onto Milland Road is satisfactory. Junction of Milland Road and Bar End Road is unsatisfactory. The County Council Highway Engineer would be unwilling to accept material increases in traffic at this location. The applicant has provided a personal injury accident report for this location which shows that no accidents have occurred here over the last three years.

The principle of a pedestrian access is accepted as it allows visitors using the park and ride facilities direct access to the site, negating the need to use Milland Road. No highway improvements have been proposed to facilitate this pedestrian access. It will be for the applicant to identify improvements from both the park and ride facilities to the site. These plans would need to be submitted for approval to the Highway Authority prior to consent being granted. Such works would need to be secured within a Section 106 Agreement with the County and constructed at the cost of the applicant under a section 278 Agreement.

Parking:

Provision on site is to remain unchanged. It is envisaged that the current provision is adequate for day-to-day activities. For larger events, the intention is for visitors to utilise park and ride at Barfield and St Catherine's. Currently there are 785 spaces which operate at 85% capacity at peak times. Capacity is a concern but it is felt that many of the larger events will occur during

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off peak periods and as such sufficient capacity will remain. It will be necessary for the applicant to conduct parking surveys of the surrounding area during these large events. From this information it will be possible to identify potential issues. Using funds provided by the applicant, Traffic Regulation orders may be progressed with a view of restricting parking at sensitive locations. The County Council are currently progressing a potential application for a further park and ride facility to the south of Winchester. If consent is granted, capacity of existing facilities should be substantially reduced. Park and ride facilities are currently closed during Sundays and Bank Holidays. Travel Plan should address how this would be overcome. It will be the applicant's responsibility to ensure facilities are available.

Currently Barfield Park and Ride will fill first and St Catherine's second. It is most likely during peak periods that spaces may be found at St Catherine's. Currently there are no proposals for an uncontrolled pedestrian crossing of Bar End Road by the applicant. The existing pedestrian facilities to the St Catherine's Park and Ride are substandard. The applicant will need to investigate suitable pedestrian links to both Barfield and St Catherine's Park and Ride. These details would need to be submitted for approval and secured within any subsequent Section 106 Agreement.

Cycle parking could be provided in line with parking standards and could be covered by condition.

Public Transport:

2 bus stops within Milland Road and buses run every half hour. There are a number of bus routes out of Winchester station to surrounding area, including National Express services running routes across the country. Service 11 runs to Highcliffe. The park and ride service runs on a regular route through the city centre stopping at a number of locations providing a link to Barfield and St Catherine's park and ride in the vicinity of the site.

Conclusion:

The proposal is considered to be acceptable in highway terms, subject to the various issues outlined above being addressed by way of conditions and legal agreements.

Ecology

The issues raised by Natural England are noted in relation to the potential presence of bats within the site; however it must also be acknowledged that the applicant also raises this in the ecological study and has recommended that a further study is carried out at a more appropriate time. Bearing in mind the willingness of the applicants to carry out this additional study it is considered that this could be covered by a condition, in order that the ecological issues can be addressed.

Planning Obligations/Agreements

In seeking the planning obligation(s) in relation to highways issues, the Local Planning Authority has had regard to the tests laid down in Circular 05/2005 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:

Approval, subject to the securing of a S106 Agreement with Hampshire County Council and the applicant:-

- Entering into a Section 278 Agreement to undertake works as shown indicatively on a drawing.
- Prior to use of site, applicant completing works shown indicatively on drawing to satisfaction of the highway authority.
- Travel Plan to be approved and implemented three months after occupation.
- Prior to commencement to carry out a survey of on-street parking in an area to be agreed by the highway authority to establish usage and duration of stay. Such a survey to be subsequently carried out during special events for a period of time to be agreed by the Highway Authority.
- Payment to the County Council the sum of £5,000 towards potential Traffic Regulation Orders in the vicinity of the site (repayment provision to be included if unspent).

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In addition the applicant must undertake to provide details of means of access, including layout, construction and sight lines to be submitted to the Highway Authority for approval.

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

And also subject to the following conditions;

Conditions

1 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).

2 No development shall be commenced until a scheme has been submitted to, and approved in writing by the Local Planning Authority in respect of the following detail:

The provision of a surface water regulation system shall be designed and implemented to the satisfaction of the Local Planning Authority and be supported by detailed calculations. The runoff generated by the 1% probability storm must not exceed the runoff from the undeveloped site. The scheme shall include a maintenance programme and establish ownership of the drainage system.

Reason: To prevent flooding and ensure future maintenance.

3 Prior to commencement of the development a Sports Development Programme shall be submitted to and approved in writing by the Local Planning Authority. The programme shall be carried out and implemented in full accordance with the approved details.

Reason: To secure sufficient benefits to the development of sport.

4 There shall be a maximum of 8 floodlighting columns to the all weather hockey pitch and the height of these floodlighting columns should not exceed 16 metres, as specified in the submitted Landscape Analysis Report and Proposed Landscape Design drawing (PLL12.06-002). The floodlights shall not exceed the luminance levels and positioning set out in the Technical Report 106-0805-1 provided by Materials Science Consultants Ltd dated 7th December 2006. A remedial study shall be carried out by the applicants within three months of the commencement of the use of the hockey pitch to analyse the lighting impact and provide recommendations to address any subsequent issues. The report shall be submitted to the Local Planning Authority for approval and any recommendations shall be carried out to the satisfaction of the Local Planning Authority

Reason: In order to minimise light pollution.

5 There shall be a maximum of 12 floodlighting columns to the athletics track as depicted in the proposed landscape design drawing (PLL-12.06-002). The height of 8 of these floodlighting columns should not exceed 12 metres. The height of 1 of these floodlighting columns, located to the west of the athletics track, should not exceed 16 metres. The height of the remaining 3 floodlight columns located at the lower level at the southern apex of the track should not exceed 18 metres. The floodlights shall not exceed the luminance levels and positioning set out in the Technical Report 106-0805-1 provided by Materials Science Consultants Ltd dated 7th December 2006. A remedial study shall be carried out by the applicants within three months of the commencement of the use of the athletics track and hockey pitch to analyse the lighting impact and provide recommendations to address any subsequent issues. The report shall be submitted to

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the Local Planning Authority for approval and any recommendations shall be carried out to the satisfaction of the Local Planning Authority.

Reason: In order to minimise light pollution.

6 No floodlighting shall be used after 21.00hrs unless previously agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of residential properties in the locality.

7 No development shall take place until details and samples of the fencing surrounding the hockey pitch and surfacing to the hockey pitch and athletics track 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.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

8 The materials to be used in the construction of the external surfaces of the addition to the pavilion building hereby permitted shall match those used in the existing building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

9 Details of provision of cycle parking on site shall be forwarded to the Local Planning Authority before development commences. The provision must be within those standards laid out in the Hampshire Parking Strategy and Standards.

Reason: To ensure cycle parking is provided in line with Planning Policy Guidance Note 13, 'Transport'.

10 Prior to commencement of development a Construction Traffic Management Plan must be submitted to and approved in writing by the Local Planning Authority and fully implemented before the development commences. Such measures shall be retained for the duration of the construction period.

Reason: In the interests of highway safety.

11 No development pursuant to the permission hereby granted shall commence until the applicant or their agents or successors in title has undertaken a detailed ecological investigation and survey of the site and submitted the findings to the Local Planning Authority for consideration together with a scheme of mitigation and programme for implementation of such measures. The approval in writing of the Local Planning Authority shall be obtained before any work is commenced and the approved details shall be fully implemented as approved before the dwellings are occupied.

Reason: To ensure that any ecological interest on the site is properly dealt with.

12 No sound amplifying equipment, which when operated is audible outside the premises, shall be installed in the premises without the prior written consent of the Local Planning Authority.

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

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13 Before the development hereby permitted is commenced, a scheme indicating the provision to be made for disabled people to gain access to shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be fully implemented before the development hereby permitted is brought into use.

Reason: To ensure adequate provision for disabled access.

14 No development shall take place until details of both 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:
- car parking layout:
- hard surfacing materials:
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):
- planting plans:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- implementation programme:
- retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- written specifications (including cultivation and other operations associated with plant and grass establishment:
- Soft landscape details shall include the following as relevant:
- minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc):
- other vehicle and pedestrian access and circulation areas:
- means of enclosure, including any retaining structures:

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

15 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced 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 five 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 at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

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

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation and historic significance.

17 Details of measures to be taken to protect public sewers must be forwarded to the Local Planning Authority for approval (in consultation with Southern Water) prior to the commencement of development.

Reason: In order to protect the public sewer which crosses the application site.

18 Protective measures, including fencing and ground protection, in accordance with the visual tree assessment report prepared by Bill Kowalczyk Dip.Arb (RFS) F.Arbor. A dated 19.09.2006 and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

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

19 The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with the visual tree assessment report prepared by Bill Kowalczyk Dip.Arb (RFS) F.Arbor. A dated 19.09.2006. Telephone 01962 848317.

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

20 The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848317.

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

21 No arboricultural works shall be carried out to trees other than those specified and in accordance with the visual tree assessment report prepared by Bill Kowalczyk Dip.Arb (RFS) F.Arbor. A dated 19.09.2006

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

22 Any deviation from works prescribed or methods agreed in accordance with the visual tree assessment report prepared by Bill Kowalczyk Dip.Arb (RFS) F.Arbor. A dated 19.09.2006 shall be agreed in writing to the Local Planning Authority.

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

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23 No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably 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

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

24 Details of the colour of the lighting columns shall be submitted to the Local Planning Authority for approval. The lighting columns shall be retained in the colour approved by the Local Planning Authority.

Reason: In order to minimise visual impact on the surrounding landscape.

Informatives

1. 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.

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

Hampshire County Structure Plan Review: UB2, UB3, ED1, T1, T2, T3, T4, T5, T6, T7, R3, R4, C1, C2, E2, E6, E7, E8, E9, E12, E16

Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP8, DP10, DP11, DP12, CE4, CE5, CE6, CE7, CE28, HE4, SF8, RT2, RT8, T1, T2, T4, T5, T6, W1, W9

3. A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water's Network Development Team (Wastewater) based in Otterbourne, Hampshire or www.southernwater.co.uk.

4. A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water's Network Development Team (Water) based in Chatham, Kent or www.southernwater.co.uk.

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

6. 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 burning of materials is a direct offence under the Clean Air Act 1993.

PLANNING DEVELOPMENT CONTROL COMMITTEE

8 March 2007

Attendance:

Councillors:

Jefferies (Chairman) (P)

Baxter (P)
Bennetts (P)
Beveridge (P)
Busher
de Peyer (P)
Evans (P)
Huxstep (P)

Lipscomb (P)
Johnston (P)
Read (P)
Ruffell (P)
Saunders (P)
Sutton (P)

Deputy Members

Councillor Hammerton (Standing Deputy for Councillor Busher)

Others in attendance who addressed the meeting:

Councillors Higgins, Mather, Rees, Pines, Stallard and Wright

1. **APOLOGIES**

Apologies were received from Councillor Busher.

2. **DEVELOPMENT CONTROL APPLICATIONS**

(Report PDC672 refers)

The Schedule of Development Control Decisions arising from the consideration of the above Report is circulated separately and forms an appendix to the minutes.

Councillor Lipscomb declared a personal (but not prejudicial) interest in respect of Item 5, as he was the Council's representative on the South Downs Joint Committee which had commented on the application, although he had taken no part in that process. He therefore spoke and voted thereon.

By way of personal explanation, Councillors Beveridge, Bennetts, de Peyer and Saunders drew attention to Item 5, where their level of prior involvement with the proposal as members of the Winchester Town Forum may have risked the perception of predetermination. However, they considered that they had not formed an opinion on the planning application, and they spoke and voted thereon.

By way of personal explanation, Councillor Evans drew attention to Item 5, where her level of prior involvement with the proposal as previous Portfolio Holder for Culture, Heritage and Sport may have risked the perception of predetermination. Councillor Evans had chaired the initial meetings with regard to the proposal, but had not formed an opinion on the planning application, and she spoke and voted thereon.

In the public participation part of the meeting, the following items were discussed:

Item 5: Bar End Playing Fields, Milland Road, Winchester – Case Number: 06/03721/FUL

Mr Doyle spoke against the application. Mr Geddes (for the applicant) and Councillors Pines and Higgins (Ward Members), Rees (a neighbouring Ward Member and Chairman of the Winchester Town Forum) and Stallard (Portfolio Holder for Culture, Heritage and Sport) all spoke in support.

In summary, Councillor Pines reiterated his broad support for the proposals, but suggested that there should be ongoing engagement and consultation with local residents, to address their concerns as detailed in the Report. The points to be addressed related to community access to the facilities, concerns over noise, disturbance and light pollution. Furthermore, the proposals should not exacerbate existing traffic and parking issues in the vicinity, especially Milland Road and neighbouring roads, where he suggested that a 20 mile per hour zone be formally implemented.

Councillor Higgins also spoke in broad support of the proposals. He also referred to the applicant's intention not to increase parking provision on site (by utilising the nearby Park and Ride facility) and of their assessment that traffic generation to the site would be minimal. He suggested that additional traffic in the area was inevitable. He requested that a 20 mile per hour zone be implemented in the area. Councillor Higgins also requested that drainage of the site should be further investigated, as occurrences of standing water at the site after heavy rain could be exacerbated and potentially flood adjacent gardens at Chilcomb Lane. In summary, Councillor Higgins stated that there should be ongoing engagement and consultation with local residents, with regard to the future management of the site and of the attenuation of any concerns.

Councillor Rees applauded the applicant's responsible and conscientious approach, including extensive consultation, in drafting the application. In support of the proposals, he stated that the scheme would present significant benefits for the local community and for the district. He also considered that the detailed conditions addressed most potential problems.

Councillor Stallard, as Portfolio Holder Culture, Heritage and Sport, reiterated her strong support for the application. The proposed facilities would be of huge benefit to the University and for residents. Support for the scheme would also allow for a bid to go forward for the facility to be a pre 2012 Olympic training camp, with greater economic and social benefits.

The Director of Development advised that since publication of the Report the following response had been received from the Sites and Monuments officer:-

“Consultation of records indicates that this development may have archaeological implications. During the recent construction of the existing sports pavilion and new access from Milland Road, an archaeological watching brief was maintained. Several palaeo-channels (former watercourses) were identified, the fills of which contained flint artefacts, probably of Bronze Age date. Furthermore, evidence from previous

observations and reports of finds in the Highcliffe / Bar End area suggests that this was a focus for Roman activity and occupation.

The proposed development may impact on further palaeo-channels in this area, which are likely to contain important environmental and artefactual data, which can provide information on the past landscape history and on early human activity in this area. The proposed development may also impact on Roman remains, particularly as Bar End Road follows the alignment of a Roman road.

If this application is to be recommended for approval, the following condition should be attached in accordance with the principles of PPG16 and Policy HE.1 of the Winchester District Local Plan Review:

A010: No development, or site preparation prior to development which has any effect on disturbing or altering the level or composition of the land, shall take place within the site until the applicant (or their agents or successors in title) has secured and implemented a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.”

The Director also reported that two additional letters of representation had been received from residents. One letter reiterated reasons for objection as already highlighted in the Report. The other letter did not object to the proposals, but raised concern about the floodlighting being excessive. He also reported on an error in condition 13 in the Report which should have the additional words in bold added:

Before the development hereby permitted is commenced, a scheme indicating the provision to be made for disabled people to gain access **to the site** shall be submitted to and approved in writing by the Local Planning Authority.

During discussion, the Hampshire County Council Highways Officer reported that the applicant's Travel Plan for the proposals had identified a need for highway improvements to facilitate safe pedestrian routes. It was confirmed that this would be progressed at additional cost to the applicant, to be secured under a section 278 Agreement. He reiterated that it was not intended to increase parking provision on site or in adjacent streets, as the Park and Ride facilities had been identified to accommodate this. The Committee requested that, as part of any subsequent approval of the application, the applicant's Travel Plan must be complied with, so as to ensure that the existing traffic and parking problems were not exacerbated.

Members noted the general satisfaction demonstrated by the consultant appointed by the applicant and of the Hampshire County Council Lighting Engineer with regard to installation and calibration of the floodlighting. In order to ensure that the floodlighting continued to have minimal impact in the vicinity and wider area, it was agreed that an additional condition be imposed, specifying that by way of a regular inspection and maintenance regime, the applicant demonstrate that any subsequent issues that may become apparent would be promptly addressed.

Following further debate, the Committee unanimously supported the application, subject to conditions as set out in the Report and detailed above, including an additional condition with regard to the future maintenance of floodlighting (with detailed wording to be agreed by the Director of Development, in consultation with the Chairman).

RESOLVED:

1. That the decisions taken on the Development Control Applications, as set out in the schedule which forms an appendix to the minutes, be agreed.

2. That in respect of Item 5, planning permission be granted subject to conditions and that authority be delegated to the Director of Development, in consultation with the Chairman, to agree an additional condition with regard to the future maintenance of floodlighting.

The meeting commenced at 9.30am and concluded at 2.15pm.

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

1 DECISIONS

08.03.2007

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON

Item
05

| | |
|---------------------------|--|
| Parish | Winchester Town |
| Conservation Area: | |
| Case No: | 06/03721/FUL |
| Ref No: | W17984/03 |
| Date Valid: | 21 December 2006 |
| Grid Ref: | 449027 128632 |
| Team: | EAST |
| Applicant: | University Of Winchester |
| Proposal: | New athletics track with associated field event facilities plus floodlighting; new all weather hockey pitch plus floodlighting; extension to existing sports pavilion, ancillary works, perimeter fencing and associated landscaping |
| Location: | Bar End Playing Fields, Milland Road, Winchester, Hampshire |
| Recommendation: | PER |

2 APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-

1 Conditions/Reasons

- 1 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).

- 2 No development shall be commenced until a scheme has been submitted to, and approved in writing by the Local Planning Authority in respect of the following detail:

The provision of a surface water regulation system shall be designed and implemented to the satisfaction of the Local Planning Authority and be supported by detailed calculations. The runoff generated by the 1% probability storm must not exceed the runoff from the undeveloped site. The scheme shall include a maintenance programme and establish ownership of the drainage system.

- 2 Reason: To prevent flooding and ensure future maintenance.

- 3 Prior to commencement of the development a Sports Development Programme shall be submitted to and approved in writing by the Local Planning Authority. The programme shall be carried out and implemented in full accordance with the approved details.

Reason: To secure sufficient benefits to the development of sport.

- 4 There shall be a maximum of 8 floodlighting columns to the all weather hockey pitch and the height of these floodlighting columns should not exceed 16 meters, as specified in the submitted Landscape Analysis Report and Proposed Landscape Design drawing (PLL12.06-002). The floodlights shall not exceed the luminance levels and positioning set out in the Technical Report 106-0805-1 provided by Materials Science Consultants Ltd dated 7th December 2006. A remedial study shall be carried out by the applicants within three months of the commencement of the use of the hockey pitch to analyse the lighting impact and provide recommendations to address any subsequent issues. The report shall be submitted to the Local Planning

Authority for approval and any recommendations shall be carried out to the satisfaction of the Local Planning Authority

Reason: In order to minimise light pollution.

- 5 There shall be a maximum of 12 floodlighting columns to the athletics track as depicted in the proposed landscape design drawing (PLL-12.06-002). The height of 8 of these floodlighting columns should not exceed 12 meters. The height of 1 of these floodlighting columns, located to the west of the athletics track, should not exceed 16 meters. The height of the remaining 3 floodlight columns located at the lower level at the southern apex of the track should not exceed 18 meters. The floodlights shall not exceed the luminance levels and positioning set out in the Technical Report 106-0805-1 provided by Materials Science Consultants Ltd dated 7th December 2006. A remedial study shall be carried out by the applicants within three months of the commencement of the use of the athletics track and hockey pitch to analyse the lighting impact and provide recommendations to address any subsequent issues. The report shall be submitted to the Local Planning Authority for approval and any recommendations shall be carried out to the satisfaction of the Local Planning Authority.

Reason: In order to minimise light pollution.

- 6 No floodlighting shall be used after 21.00hrs unless previously agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of residential properties in the locality.

- 7 No development shall take place until details and samples of the fencing surrounding the hockey pitch and surfacing to the hockey pitch and athletics track 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.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

- 8 The materials to be used in the construction of the external surfaces of the addition to the pavilion building hereby permitted shall match those used in the existing building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 9 Details of provision of cycle parking on site shall be forwarded to the Local Planning Authority before development commences. The provision must be within those standards laid out in the Hampshire Parking Strategy and Standards.

Reason: To ensure cycle parking is provided in line with Planning Policy Guidance Note 13, 'Transport'.

- 10 Prior to commencement of development a Construction Traffic Management Plan must be submitted to and approved in writing by the Local Planning Authority and fully implemented before the development commences. Such measures shall be retained for the duration of the construction period.

Reason: In the interests of highway safety.

- 11 No development pursuant to the permission hereby granted shall commence until the applicant or their agents or successors in title has undertaken a detailed ecological investigation and survey of the site and submitted the findings to the Local Planning Authority for consideration together with a scheme of mitigation and a programme for implementation of such measures. The approval in writing of the LPA shall be obtained before any work is commenced and the approved details shall be fully implemented as approved before the dwellings are occupied.

Reason: To ensure that any ecological interest on the site is properly dealt with.

- 12 No sound amplifying equipment, which when operated is audible outside the premises, shall be installed in the premises without the prior written consent of the Local Planning Authority.

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

- 13 Before the development hereby permitted is commenced, a scheme indicating the provision to be made for disabled people to gain access to the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be fully implemented before the development hereby permitted is brought into use.

Reason: To ensure adequate provision for disabled access.

- 14 No development shall take place until details of both 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:

- minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc):
- Soft landscape details shall include the following as relevant:
- written specifications (including cultivation and other operations associated with plant and grass establishment:
- implementation programme:
- retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- planting plans:
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):
- hard surfacing materials:
- means of enclosure, including any retaining structures:
- car parking layout:
- other vehicle and pedestrian access and circulation areas:

- existing and proposed finished levels or contours:

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

- 15 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced 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 five 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 at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

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

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation and historic significance.

- 17 Details of measures to be taken to protect public sewers must be forwarded to the Local Planning Authority for approval (in consultation with Southern Water) prior to the commencement of development.

Reason: In order to protect the public sewer which crosses the application site.

- 18 Protective measures, including fencing and ground protection, in accordance with the visual tree assessment report prepared by Bill Kowalczyk Dip.Arb (RFS) F.Arbor. A dated 19.09.2006 and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

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

- 19 The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with the visual tree assessment report prepared by Bill Kowalczyk Dip.Arb (RFS) F.Arbor. A dated 19.09.2006. Telephone 01962 848317.

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

- 20 The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848317.

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

- 21 No arboricultural works shall be carried out to trees other than those specified and in accordance with the visual tree assessment report prepared by Bill Kowalczyk Dip.Arb (RFS) F.Arbor. A dated 19.09.2006

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

- 22 Any deviation from works prescribed or methods agreed in accordance with the visual tree assessment report prepared by Bill Kowalczyk Dip.Arb (RFS) F.Arbor. A dated 19.09.2006 shall be agreed in writing to the Local Planning Authority.

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

- 23 No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably 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

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

- 24 Details of the colour of the lighting columns shall be submitted to the Local Planning Authority for approval. The lighting columns shall be retained in the colour approved by the Local Planning Authority.

Reason: In order to minimise visual impact on the surrounding landscape.

- 25 An inspection of the constructed floodlighting shall be carried out within six months of the commencement of the use of the lights and thereafter on a six monthly basis within the first three years of the use of the lights and shall make recommendations for continued maintenance regimes for consideration by the Local Planning Authority. The recommendations of the Inspection shall be carried out by the applicants in line with the report as approved by the Local Planning Authority.

Reason: In order to ensure that light pollution is minimised and the amenity of neighbouring residential properties is not adversely affected.

- 26 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the

site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To ensure that the archaeological interest of the site is properly safeguarded and recorded.

Informatives

- 1 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.
- 2 The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB2, UB3, ED1, T1, T2, T3, T4, T5, T6, T7, R3, R4, C1, C2, E2, E6, E7, E8, E9, E12, E16
Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP8, DP10, DP11, DP12, CE4, CE5, CE6, CE7, CE28, HE4, SF8, RT2, RT8, T1, T2, T4, T5, T6, W1, W9
- 3 A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water's Network Development Team (Wastewater) based in Otterbourne, Hampshire or www.southernwater.co.uk.
- 4 A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water's Network Development Team (Water) based in Chatham, Kent or www.southernwater.co.uk.
- 5 All works including demolition and construction should only be carried out between the hours of 0800 and 1800 hours Monday to Friday and 0800 and 1300 hours Saturday and at no 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.
- 6 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 burning of materials is a direct offence under the Clean Air Act 1993.

APPENDIX 3

DRAFT CONDITIONS (INCLUDING ADDITIONAL CONDITIONS REQUESTED AT COMMITTEE)

APPLICATION NUMBER W17984/03 06/03721/FUL

NEW ATHLETICS TRACK WITH ASSOCIATED FIELD EVENT FACILITIES PLUS FLOODLIGHTING; NEW ALL WEATHER HOCKEY PITCH PLUS FLOODLIGHTING; EXTENSION TO EXISTING SPORTS PAVILION, ANCILLARY WORKS, PERIMETER FENCING AND ASSOCIATED LANDSCAPING

BAR END PLAYING FIELDS, MILLAND ROAD, WINCHESTER

01 The development hereby permitted shall be begun before the expiration of three 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 (as amended).

02 No development shall be commenced until a scheme has been submitted to, and approved in writing by the Local Planning Authority in respect of the following detail:

The provision of a surface water regulation system shall be designed and implemented to the satisfaction of the Local Planning Authority and be supported by detailed calculations. The runoff generated by the 1% probability storm must not exceed the runoff from the undeveloped site. The scheme shall include a maintenance programme and establish ownership of the drainage system.

02 Reason: To prevent flooding and ensure future maintenance.

03 Prior to commencement of the development a Sports Development Programme shall be submitted to and approved in writing by the Local Planning Authority. The programme shall be carried out and implemented in full accordance with the approved details.

03 Reason: To secure sufficient benefits to the development of sport.

04 There shall be a maximum of 8 floodlighting columns to the all weather hockey pitch and the height of these floodlighting columns should not exceed 16 metres, as specified in the submitted Landscape Analysis Report and Proposed Landscape Design drawing (PLL12.06-002). The floodlights shall not exceed the luminance levels and positioning set out in the Technical Report 106-0805-1 provided by Materials Science Consultants Ltd dated 7th December 2006. A remedial study shall be carried out by the applicants within three months of the commencement of the use of the hockey pitch to analyse the lighting impact and provide recommendations to address any subsequent issues. The report shall be submitted to the Local Planning Authority for approval and any recommendations shall be carried out to the satisfaction of the Local Planning Authority

04 Reason: In order to minimise light pollution.

05 There shall be a maximum of 12 floodlighting columns to the athletics track as depicted in the proposed landscape design drawing (PLL-12.06-002). The height of 8 of these floodlighting columns should not exceed 12 metres. The height of 1 of these floodlighting columns, located to the west of the athletics track, should not exceed 16 metres. The height of the remaining 3 floodlight columns located at the lower level at the southern apex of the track should not exceed 18 metres. The floodlights shall not exceed the luminance levels and positioning set out in the Technical Report 106-0805-1 provided by Materials Science Consultants Ltd dated 7th December 2006. A remedial study shall be carried out by the applicants within three months of the commencement of the use of the athletics track and

hockey pitch to analyse the lighting impact and provide recommendations to address any subsequent issues. The report shall be submitted to the Local Planning Authority for approval and any recommendations shall be carried out to the satisfaction of the Local Planning Authority.

05 Reason: In order to minimise light pollution.

06 No floodlighting shall be used after 21.00hrs unless previously agreed in writing by the Local Planning Authority.

06 Reason: To protect the amenity of residential properties in the locality.

07 No development shall take place until details and samples of the fencing surrounding the hockey pitch and surfacing to the hockey pitch and athletics track 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.

07 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

08 The materials to be used in the construction of the external surfaces of the addition to the pavilion building hereby permitted shall match those used in the existing building.

08 Reason: To ensure a satisfactory visual relationship between the new development and the existing.

09 Details of provision of cycle parking on site shall be forwarded to the Local Planning Authority before development commences. The provision must be within those standards laid out in the Hampshire Parking Strategy and Standards.

09 Reason: To ensure cycle parking is provided in line with Planning Policy Guidance Note 13, 'Transport'.

10 Prior to commencement of development a Construction Traffic Management Plan must be submitted to and approved in writing by the Local Planning Authority and fully implemented before the development commences. Such measures shall be retained for the duration of the construction period.

10 Reason: In the interests of highway safety.

11 No development pursuant to the permission hereby granted shall commence until the applicant or their agents or successors in title has undertaken a detailed ecological investigation and survey of the site and submitted the findings to the Local Planning Authority for consideration together with a scheme of mitigation and a programme for implementation of such measures. The approval in writing of the LPA shall be obtained before any work is commenced and the approved details shall be fully implemented as approved before the dwellings are occupied.

11 Reason: To ensure that any ecological interest on the site is properly dealt with.

12 No sound amplifying equipment, which when operated is audible outside the premises, shall be installed in the premises without the prior written consent of the Local Planning Authority.

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

13 Before the development hereby permitted is commenced, a scheme indicating the provision to be made for disabled people to gain access to the site shall be submitted to and

approved in writing by the Local Planning Authority. The agreed scheme shall be fully implemented before the development hereby permitted is brought into use.

13 Reason: To ensure adequate provision for disabled access.

14 No development shall take place until details of both 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:

14 - minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc):

14 Soft landscape details shall include the following as relevant:

14 - written specifications (including cultivation and other operations associated with plant and grass establishment:

14 - implementation programme:

14 - retained areas of grassland cover, scrub, hedgerow, trees and woodland;

14 - schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:

14 - planting plans:

14 - proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):

14 - hard surfacing materials:

14 - means of enclosure, including any retaining structures:

14 - car parking layout:

14 - other vehicle and pedestrian access and circulation areas:

14 - existing and proposed finished levels or contours:

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

15 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced 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 five 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 at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

15 Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

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

16 Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation and historic significance.

17 Details of measures to be taken to protect public sewers must be forwarded to the Local Planning Authority for approval (in consultation with Southern Water) prior to the commencement of development.

17 Reason: In order to protect the public sewer which crosses the application site.

18 Protective measures, including fencing and ground protection, in accordance with the visual tree assessment report prepared by Bill Kowalczyk Dip.Arb (RFS) F.Arbor. A dated 19.09.2006 and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

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

19 The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with the visual tree assessment report prepared by Bill Kowalczyk Dip.Arb (RFS) F.Arbor. A dated 19.09.2006. Telephone 01962 848317.

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

20 The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848317.

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

21 No arboricultural works shall be carried out to trees other than those specified and in accordance with the visual tree assessment report prepared by Bill Kowalczyk Dip.Arb (RFS) F.Arbor. A dated 19.09.2006

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

22 Any deviation from works prescribed or methods agreed in accordance with the visual tree assessment report prepared by Bill Kowalczyk Dip.Arb (RFS) F.Arbor. A dated 19.09.2006 shall be agreed in writing to the Local Planning Authority.

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

23 No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably 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

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

24 Details of the colour of the lighting columns shall be submitted to the Local Planning Authority for approval. The lighting columns shall be retained in the colour approved by the Local Planning Authority.

24 Reason: In order to minimise visual impact on the surrounding landscape.

25 An inspection of the constructed floodlighting shall be carried out within six months of the commencement of the use of the lights and thereafter on a six monthly basis within the first three years of the use of the lights and shall make recommendations for continued maintenance regimes for consideration by the Local Planning Authority. The recommendations of the Inspection shall be carried out by the applicants in line with the report as approved by the Local Planning Authority.

25 Reason: In order to ensure that light pollution is minimised and the amenity of neighbouring residential properties is not adversely affected.

26 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

26 Reason: To ensure that the archaeological interest of the site is properly safeguarded and recorded.

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: UB2, UB3, ED1, T1, T2, T3, T4, T5, T6, T7, R3, R4, C1, C2, E2, E6, E7, E8, E9, E12, E16

Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP8, DP10, DP11, DP12, CE4, CE5, CE6, CE7, CE28, HE4, SF8, RT2, RT8, T1, T2, T4, T5, T6, W1, W9

03. A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water's Network Development Team (Wastewater) based in Otterbourne, Hampshire or www.southernwater.co.uk.

04. A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water's Network Development Team (Water) based in Chatham, Kent or www.southernwater.co.uk.

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

06. 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 burning of materials is a direct offence under the Clean Air Act 1993.

MSc

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For the attention of Chris Higgins

15th June 2007

Dear Mr Higgins

Synthetic Sports Surfaces – Seasonal limitations on installation

During our discussions of the programming of the works at Bar End, I have mentioned in passing that there are limitations on the times of year at which synthetic sports surfaces can be installed. These limitations on the surfacing of the athletics track differ from those on the synthetic turf of the hockey pitch. However, in both cases, the limitations arise from the sensitivity of polyurethane resins to moisture and low temperatures. For a sandwich track, a practical end date for installation work is mid to late October. For a sand-dressed hockey pitch, work can sometimes carry on into November. Of course, in either case progress is weather-dependent and the actual date at which work has to cease varies from year to year.

Athletics track

The 'sandwich' type of surfacing has been selected for the track. This type of material consists of three main layers – the base layer; a sealing coat; and the wearing layer.

The base layer is formed from black rubber particles, 2-4 mm across, bound together and to the bitumen macadam layer with a single-component, moisture-curing polyurethane resin. With this type of polyurethane, as its name suggests, water in the atmosphere is used in a chemical redaction to change the viscous liquid polyurethane to an elastic resin. Modern formulations are relatively tolerant of excess moisture, but must be protected from rain until they are at least partially cured.

The base layer is porous. Before the wearing layer is applied to it, its surface must be sealed. The sealing coat consists of a two-component polyurethane resin which is mixed with very fine rubber dust to form a paste and is then squeegeed into the surface of the base layer. After the base layer has been sealed, the wearing layer is applied in the form of a 2 – 3 mm thick layer of viscous liquid polyurethane resin, onto which, when it is partially cured, a large excess of red EPDM granules is scattered.

Two-component polyurethane resins are very sensitive to moisture. Contact with even very small quantities of liquid water has a catastrophic effect on the uncured polyurethane, causing it to foam and form a swollen, porous mass instead of the intended rubber-like material. This is a problem because water inevitably gathers in the interstices in the finished base layer, until

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it has been sealed. When applying the sealing coat to the base layer, work can only start (on any given day) when overnight dew or rain has dried out. This, of course, requires dry, preferably sunny, weather.

It is difficult to exaggerate the sensitivity of the polyurethane resin to moisture. The extent of the foaming and swelling is such that a single drop of water in the wearing layer will cause a lump in the finished surface about the size of a halved plum.

A practical minimum temperature for laying track surfacing is 10 C. Installers will follow temperatures and weather forecasts carefully. If the temperature of an installed but not yet cured area of work falls below 5 C, it is likely that that work will need to be torn up and re-laid.

Finally, the line markings, whose application is the last step in the construction of an athletics track, are made using polyurethane paints and must be applied to a clean, dry surface.

Hockey Pitch

The seams in the hockey pitch carpet are made using a polyurethane adhesive. This is usually a two-component material, though less sensitive to moisture than the athletics track surfacing resins. Seams can be made under most conditions short of mist or falling rain, or temperatures below 10 C.

Placing the sand dressing in the carpet of the hockey pitch is better carried out when the carpet is dry. It is important for the sand to fall to the base of the carpet pile. If the pile is wet, the sand sticks to it and will not move down to the base of the pile until the carpet has dried out and been brushed. Playing on a carpet into which the sand has not been properly placed can cause the pile to flatten and wear prematurely.

I hope this will provide a clearer explanation of the reasons for wanting to make a prompt start on the works. Please feel free to 'phone if any questions arise.

Yours sincerely

Mark Harrison

RECOMMENDED:

APPLICATION NUMBER W17984/03 06/03721/FUL

NEW ATHLETICS TRACK WITH ASSOCIATED FIELD EVENT FACILITIES PLUS FLOODLIGHTING; NEW ALL WEATHER HOCKEY PITCH PLUS FLOODLIGHTING; EXTENSION TO EXISTING SPORTS PAVILION, ANCILLARY WORKS, PERIMETER FENCING AND ASSOCIATED LANDSCAPING

BAR END PLAYING FIELDS, MILLAND ROAD, WINCHESTER

Approval Subject to

- **A financial contribution of £5,000 towards potential Traffic Regulation Orders in the vicinity of the site.**
- **Securing a Unilateral Undertaking from the applicants to pay Hampshire County Council's reasonable costs in monitoring and approval of the Travel Plan and Event Management Plans.**

And subject to the following conditions (amended conditions and new conditions in bold type)

01 The development hereby permitted shall be begun before the expiration of three 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 (as amended).

02 No development shall be commenced until a scheme has been submitted to, and approved in writing by the Local Planning Authority in respect of the following detail:

The provision of a surface water regulation system shall be designed and implemented to the satisfaction of the Local Planning Authority and be supported by detailed calculations. The runoff generated by the 1% probability storm must not exceed the runoff from the undeveloped site. The scheme shall include a maintenance programme and establish ownership of the drainage system.

02 Reason: To prevent flooding and ensure future maintenance.

03 Prior to commencement of the development a Sports Development Programme shall be submitted to and approved in writing by the Local Planning Authority. The programme shall be carried out and implemented in full accordance with the approved details.

03 Reason: To secure sufficient benefits to the development of sport.

04 There shall be a maximum of 8 floodlighting columns to the all weather hockey pitch and the height of these floodlighting columns should not exceed 16 metres, as specified in the submitted Landscape Analysis Report and Proposed Landscape Design drawing (PLL12.06-002). The floodlights shall not exceed the luminance levels and positioning set out in the Technical Report 106-0805-1 provided by Materials Science Consultants Ltd dated 7th December 2006. A remedial study shall be carried out by the applicants within three months of the commencement of the use of the hockey pitch to analyse the lighting impact and provide recommendations to address any subsequent issues. The report shall be submitted to the Local Planning Authority for approval and any recommendations shall be carried out to the satisfaction of the Local Planning Authority

04 Reason: In order to minimise light pollution.

05 There shall be a maximum of 12 floodlighting columns to the athletics track as depicted in the proposed landscape design drawing (PLL-12.06-002). The height of 8 of these floodlighting columns should not exceed 12 metres. The height of 1 of these floodlighting columns, located to the west of the athletics track, should not exceed 16 metres. The height of the remaining 3 floodlight columns located at the lower level at the southern apex of the track should not exceed 18 metres. The floodlights shall not exceed the luminance levels and positioning set out in the Technical Report 106-0805-1 provided by Materials Science Consultants Ltd dated 7th December 2006. A remedial study shall be carried out by the applicants within three months of the commencement of the use of the athletics track and hockey pitch to analyse the lighting impact and provide recommendations to address any subsequent issues. The report shall be submitted to the Local Planning Authority for approval and any recommendations shall be carried out to the satisfaction of the Local Planning Authority.

05 Reason: In order to minimise light pollution.

06 No floodlighting shall be used after 21.00hrs unless previously agreed in writing by the Local Planning Authority.

06 Reason: To protect the amenity of residential properties in the locality.

07 No development shall take place until details and samples of the fencing surrounding the hockey pitch and surfacing to the hockey pitch and athletics track 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.

07 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

08 The materials to be used in the construction of the external surfaces of the addition to the pavilion building hereby permitted shall match those used in the existing building.

08 Reason: To ensure a satisfactory visual relationship between the new development and the existing.

09 Details of provision of cycle parking on site shall be forwarded to the Local Planning Authority before development commences. The provision must be within those standards laid out in the Hampshire Parking Strategy and Standards.

09 Reason: To ensure cycle parking is provided in line with Planning Policy Guidance Note 13, 'Transport'.

10 Prior to commencement of development a Construction Traffic Management **Strategy** must be submitted to and approved in writing by the Local Planning Authority and fully implemented before the development commences. Such measures shall be retained for the duration of the construction period.

10 Reason: In the interests of highway safety.

11 No **tree removal** pursuant to the permission hereby granted shall commence until the applicant or their agents or successors in title has undertaken a detailed ecological investigation and survey of the site and submitted the findings to the Local Planning Authority for consideration together with a scheme of mitigation and a programme for implementation of such measures. The approval in writing of the LPA shall be obtained before any **tree is removed** and the approved details shall be fully implemented as approved before the **development is first brought into use**.

11 Reason: To ensure that any ecological interest on the site is properly dealt with.

12 No sound amplifying equipment, which when operated is audible outside the premises, shall be installed in the premises without the prior written consent of the Local Planning Authority.

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

13 Before the development hereby permitted is commenced, a scheme indicating the provision to be made for disabled people to gain access to the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be fully implemented before the development hereby permitted is brought into use.

13 Reason: To ensure adequate provision for disabled access.

14 No development shall take place until details of both 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:

14 - minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc):

14 Soft landscape details shall include the following as relevant:

14 - written specifications (including cultivation and other operations associated with plant and grass establishment:

14 - implementation programme:

14 - retained areas of grassland cover, scrub, hedgerow, trees and woodland;

14 - schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:

14 - planting plans:

14 - proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):

14 - hard surfacing materials:

14 - means of enclosure, including any retaining structures:

14 - car parking layout:

14 - other vehicle and pedestrian access and circulation areas:

14 - existing and proposed finished levels or contours:

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

15 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced 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 five 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 at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

15 Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

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

16 Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation and historic significance.

17 Details of measures to be taken to protect public sewers must be forwarded to the Local Planning Authority for approval (in consultation with Southern Water) prior to the commencement of development.

17 Reason: In order to protect the public sewer which crosses the application site.

18 Protective measures, including fencing and ground protection, in accordance with the visual tree assessment report prepared by Bill Kowalczyk Dip.Arb (RFS) F.Arbor. A dated 19.09.2006 and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

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

19 The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with the visual tree assessment report prepared by Bill Kowalczyk Dip.Arb (RFS) F.Arbor. A dated 19.09.2006. Telephone 01962 848317.

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

20 The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848317.

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

21 No arboricultural works shall be carried out to trees other than those specified and in accordance with the visual tree assessment report prepared by Bill Kowalczyk Dip.Arb (RFS) F.Arbor. A dated 19.09.2006

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

22 Any deviation from works prescribed or methods agreed in accordance with the visual tree assessment report prepared by Bill Kowalczyk Dip.Arb (RFS) F.Arbor. A dated 19.09.2006 shall be agreed in writing to the Local Planning Authority.

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

23 No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably 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

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

24 Details of the colour of the lighting columns shall be submitted to the Local Planning Authority for approval. The lighting columns shall be retained in the colour approved by the Local Planning Authority.

24 Reason: In order to minimise visual impact on the surrounding landscape.

25 An inspection of the constructed floodlighting shall be carried out within six months of the commencement of the use of the lights and thereafter on a six monthly basis within the first three years of the use of the lights and shall make recommendations for continued maintenance regimes for consideration by the Local Planning Authority. The recommendations of the Inspection shall be carried out by the applicants in line with the report as approved by the Local Planning Authority.

25 Reason: In order to ensure that light pollution is minimised and the amenity of neighbouring residential properties is not adversely affected.

26 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

26 Reason: To ensure that the archaeological interest of the site is properly safeguarded and recorded.

27 Prior to the first use of the development the applicant shall secure written approval of the Planning Authority (in consultation with the Local Highway Authority) to a Framework Travel Plan built in accordance with the County Councils guidance 'A Guide to Development travel Plans' and further shall include provisions as to how the progress of the Travel Plan shall be monitored and reviewed where necessary.

27 Reason: In order to secure a development which addresses the highways issues in relation to the proposed development of the site.

28 The applicant shall not use the land or permit the land to be used for any purposes pursuant to the Planning Permission for any period longer than 3 months unless and until the applicant has prepared and secured the written approval of the Planning Authority (in consultation with the County) to a Full Travel Plan based on the minimum requirements of the approved Framework Travel Plan and thereafter implemented as the approved Full Travel Plan to the Highway Authorities satisfaction.

28 Reason: In order to secure a development which addresses the highways issues in relation to the proposed development of the site.

29 Prior to each Special Event the applicant shall secure written approval of the Planning Authority (in consultation with the Highway Authority) to an Event Management Plan built in accordance with the Full Travel Plan and thereafter implemented for the duration of the event.

29 Reason: In order to secure a development which addresses the highways issues in relation to the proposed development of the site.

30 Prior to the first use of the development the applicant shall complete the following highway works to the satisfaction of the Planning Authority, in accordance with plans to be approved by the Local Highway Authority.

- Pedestrian crossing of Bar End Road, in the vicinity of the pedestrian site access.
- Improvements to the bus stop on Milland Road to provide level access.
- Pedestrian facilities in the vicinity of the St Catherine's Park and Ride to formalise pedestrian route and provide further uncontrolled pedestrian crossing.

30 Reason: In order to secure a development which addresses the highways issues in relation to the proposed development of the site.

31 Prior to the first use of the development the applicant shall carry out a survey of on street parking in an area to be agreed by the Planning Authority (in consultation with the Local Highway Authority), to establish usage and duration of stay. Such a survey shall be subsequently carried out during special events for a period of time to be agreed by the Highway Authority.

31 Reason: In order to secure a development which addresses the highways issues in relation to the proposed development of the site.

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: UB2, UB3, ED1, T1, T2, T3, T4, T5, T6, T7, R3, R4, C1, C2, E2, E6, E7, E8, E9, E12, E16

Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP8, DP10, DP11, DP12, CE4, CE5, CE6, CE7, CE28, HE4, SF8, RT2, RT8, T1, T2, T4, T5, T6, W1, W9

03. A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water's Network Development Team (Wastewater) based in Otterbourne, Hampshire or www.southernwater.co.uk.

04. A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water's Network Development Team (Water) based in Chatham, Kent or www.southernwater.co.uk.

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

06. 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 burning of materials is a direct offence under the Clean Air Act 1993.

