

43 West Street, Alresford

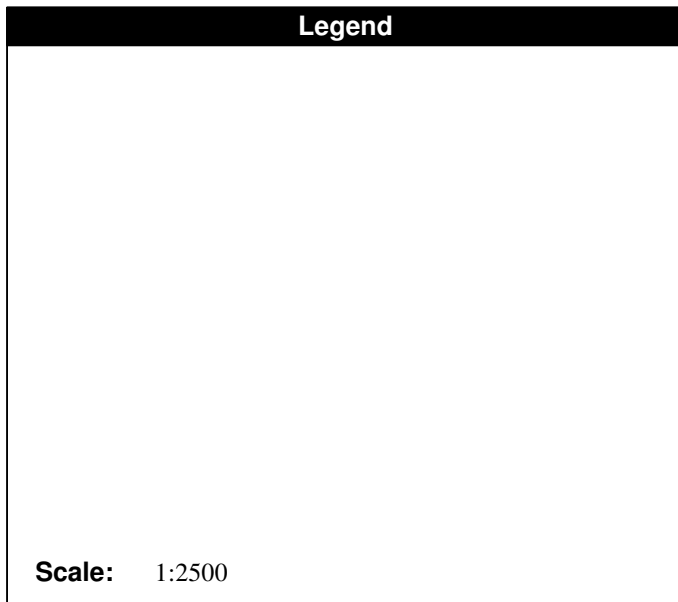
08/01595/FUL



Winchester
City Council



Legend



Scale: 1:2500



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	19 March 2009
SLA Number	00018301

43 West Street, Alresford

08/01595/FUL



Winchester
City Council



Legend



Scale: 1:1250



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Organisation	Winchester City Council
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WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Committee Item

Case No:	08/01595/FUL	Valid Date	14 August 2008
W No:	09824/06	Recommendation Date	13 March 2009
Case Officer:	Mr Simon Avery	8 Week Date	9 October 2008
		Committee date	2 April 2009
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal:	7 no. dwellings comprising of 2 no. one bedroom flats, 2 no. two bedroom houses and 3 no. three bedroom houses (AMENDED PLANS)
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Site:	43 West Street Alresford Hampshire SO24 9AB
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Open Space	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
Y	N	N	Y	N	N	N

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

AMENDED PLANS DATE:- 12 DECEMBER 23 FEBRUARY 2008 & 13 MARCH 2009

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DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 2
Case No: 08/01595/FUL / W09824/06
Proposal Description: 7 no. dwellings comprising of 2 no. one bedroom flats, 2 no. two bedroom houses and 3 no. three bedroom houses (Amended plans)
Address: 43 West Street Alresford Hampshire SO24 9AB
Parish/Ward: New Alresford
Applicants Name: Covemile Ltd
Case Officer: Mr Simon Avery
Date Valid: 14 August 2008
Site Factors: New Alresford Conservation Area

Recommendation: Application Permitted

General Comments

This application is reported to Committee at the request of New Alresford Town Council, whose request is appended in full to this report

Amended plans have been received which have made the following changes to the scheme:

- The finished levels of the buildings have been lowered and levels have been lowered along the western boundary and additional information has been submitted about levels across the whole site (Drawing Nos. 1623/06D & 1623/07A);
- The layout has been rearranged to provide better access to the car parking spaces and bin storage (Drawing No. 1623/05F);
- The footpath to the rear of the gardens has been reduced so that it now only provides access to the rear gardens of units 3, 4 and 5, while side access is provided to units 6 and 7 (Drawing No. 1623/05F);
- Photomontage drawings have been submitted, illustrating the scheme (Drawing No. 1623/08A).

Site Description

This site is located on the southern side of West Street and is accessed behind the old Co-op which has recently been refurbished to create two new shops with flats above. The site includes the area of land behind these shops and also a portion of what was previously the rear garden of No. 45 West Street. To the west of the site is the Hankins Court residential development, which is nearing completion. To the south the site adjoins a public footpath which runs east-west, linking Station Road with Jacklyns Lane. To the east the site adjoins the garden area of a large detached house called Mulberries. The south west corner of the site adjoins the curtilage of a property at No. 15 Jacklyns Lane.

Land levels rise up from west to east and, in particular, there is a distinct change in levels between the middle of Hankins Court up towards the site to the east. The site currently contains an area of hardstanding behind the shops which front West Street and then an area of grass and trees running back to the footpath. There is a tall flint boundary wall along much of the western boundary between the site and Hankins Court.

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The site is within the New Alresford Conservation Area and there are listed buildings nearby, Nos. 39 and 45 West Street being the nearest. The site would originally have been a burgage plot.

Proposal

The proposal is for seven new dwellings, arranged in a terrace of four houses and two flats which runs from north to south across the site, and one detached house adjacent to the southern end of this terrace. The detached house will have three bedrooms arranged over two and a half floors. Two of the mid-terrace houses will also be two and a half storeys in height and provide three bedrooms each. The other mid-terrace and the southern end terrace houses will be two storeys high and have two bedrooms each. The one bedroom flats will be within the northern end terrace building. The properties will all front towards the east, where a new public footpath will link West Street to the footpath running to the south. The houses will all have private gardens located to the west. Parking, cycle and bin storage is located to the north between the refurbished shops and the proposed terrace.

Relevant Planning History

08/00532/FUL - W09824/05 : Conversion of one shop into two; extension to existing flat and erection of new two bed dwelling at first floor to rear - Co-op, 43 West Street, Alresford - Permitted - 28/04/2008

Consultations

Conservation

The scheme has taken the burgage plot into account by arranging the built development along a long strip of land directly behind the shop building. The location of the front building line, facing east, and the back building line, facing west, is important so that it does not disrupt the lines of the burgage plots. To a very great extent, this has been achieved with this layout and I therefore have few concerns about the layout and principle of development.

With regard to the detailed design of the new buildings, in general, the architect has done well to create a row which is sympathetic to the character of the surrounding area, with the use of carefully chosen roofing materials and colours for the renders, both of which can be conditioned. The choice of materials for landscaping will be important.

Engineers: Drainage

No objection.

Engineers: Highways

If parking spaces are unallocated, the 9 spaces meet the required parking standards for the dwellings proposed.

Environmental Protection

The development comprises housing with gardens. This is considered to represent the most sensitive end-use regarding vulnerability to the presence of contamination. Given this, the proposal involves a use that would be particularly vulnerable to the presence of contamination and an appropriate contamination assessment should be submitted.

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Information held by this Service has highlighted potentially contaminative land uses located in the immediate vicinity of the development site, including a garage and a smithy.

Landscape (Conditions 4 and 5)

This is a very sensitive site in landscape terms, situated as it is in the centre of the built environment within the conservation area and with a well-used public footpath to the rear of the site. In addition, within the site there are a number of existing trees with shrub under-storey, of variable condition, some of which make a valuable contribution to visual amenity and local character.

There are many physical site constraints to be considered if housing is to be introduced, not least the treatment of levels and site boundaries. It is therefore imperative that sufficient information is submitted at the planning application stage to properly assess impact of development on site and surrounds.

Trees (Conditions 16 to 21)

The submitted arboricultural information adequately considers all the trees that are likely to be affected by the proposals. If the method statement is followed properly, all retained trees should not experience any adverse effects.

Archaeology

Consultation of records indicates that this development may have archaeological implications, since it lies within the core of the historic settlement of New Alresford. An earlier settlement may have existed at Alresford prior to the foundation of the new town.

Documentary evidence had previously indicated that the southern side of West Street, comprising a series of long narrow property plots, may have formed part of the early 13th century town layout, but was certainly developed by the 16th century. However, evidence from recent archaeological investigations, undertaken prior to development of the adjacent site (No. 47 West Street), has confirmed the early date for the development of this part of New Alresford. Among the remains located were a series of ditches and post-hole alignments, representing property divisions and other boundaries ranging in date from the 13th to the 19th century. Other features are interpreted as relating to medieval and post-medieval structures and occupation within these property plots.

The proposed layout of the new development (comprising a linear arrangement of new dwellings sited within one long narrow plot, with associated gardens located within the long narrow plot to the west), is welcomed, as this preserves a sense of the historic layout of this part of New Alresford.

Given the location of the application site and the findings at the adjacent development site, it is likely that further archaeological remains relating to the early development of this historic town will be present within the site. As such, it is appropriate that the impact of any development is mitigated through a programme of archaeological works.

Therefore, in accordance with the principles of PPG16 and Policy HE.1 of the Revised Deposit Local Plan, it is recommended that planning consent should only be granted subject to an A010 condition for a programme of archaeological recording in mitigation of development (Condition 14).

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Southern Water

Southern Water can provide foul sewage disposal to service the proposed development. Details of surface water disposal need to be required by condition (Condition 15)

Environmental Agency

The Environmental Agency has assessed this application as having a low environmental risk.

Representations

Councillor Simon Cook:

No objection.

New Alresford Town Council:

Objects, for the following reasons:

- The footpath/roadway should be a cul de sac and end at the furthest property from the Co-op and not continue straight through to Station Approach;
- We do not want to see single bedroom properties, as our research shows two bedroom properties are required;
- The roadway should be wide enough to allow vehicles to turn and pass and safely leave;
- There should be a private frontage to all houses protecting front doorways from abuse;
- There should be a turning area at the end of the houses by the entry to the recreational area;
- The properties should be built in traditional materials;
- It is not clear if the grassed area is a recreation area for residents and how this is to be accessed by residents only;

4 letters received objecting to the application, for the following reasons:

- Concern about the level of vandalism and anti-social behaviour on the existing and proposed footpaths.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- E14, E16

Winchester District Local Plan Review

- DP1, DP3, DP4, DP5, DP9, DP13, HE1, HE2, HE4, HE5, HE8, HE16, H3, H7, T2, T4, RT4

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

Supplementary Planning Guidance

New Alresford Town Design Statement

WCC Residential Car Parking Standards

Achieving a Better Mix in New Housing Development

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Planning Considerations

Principle of development

This site is within the settlement boundary of New Alresford, where residential development is acceptable in principle. The site is also within a conservation area and therefore a development proposal must preserve or enhance the character and appearance of the area. There are also listed buildings in the vicinity and the proposed development should not detract from their setting.

Design/layout

The scheme is for seven dwellings on 0.17 hectares of land. This gives a density on the site of 41 dwellings per hectare, which complies with the guidance in PPS3 and makes an efficient use of this land. Four of the seven dwellings are one or two bedroom units under 75 m² in size and therefore the proposal also complies with Policy H7 of the Local Plan, which requires 50% of new properties to be small units.

The layout of the development has been carefully designed, with the linear form of the terrace arranged to respect the boundaries of the original burgage plot. This is a very commendable approach, as it links the new development with its historic layout and would successfully restore the original burgage lines which have been lost over time.

The dwellings will front eastwards and a public footpath will run past the front elevations linking West Street to the footpath to the south. This is also considered to be an important feature which typifies good urban design by adding to the permeability and ease of movement for pedestrians in this part of Alresford.

The proposed dwellings are traditional in form, detailing and materials. They will be visible in glimpses from West Street and the footpath to the south, but mainly from the proposed public footpath through the site and from Hankins Court to the west. In this regard, the heights of the buildings have been carefully assessed to ensure that they do not appear overbearing or out of place, particularly when viewed from Hankins Court, which is at a lower level. Amended plans and sections have been submitted to demonstrate the levels of the buildings and it is considered that they would sit appropriately in this context. When approached from West Street, the terrace of buildings will reflect several of the other small side streets and courtyards which branch off the main routes through Alresford. These are characterised by linked houses and cottages which vary in height and have traditional materials and details. In this regard, the proposal is also considered to be a successful scheme which would add interest to this part of the town and would preserve, if not enhance, the character and appearance of the area. It is not considered that the development will have an adverse effect on the setting of listed buildings.

Landscape/Trees

An area of land to the south of the site, within the ownership of the applicant, is not included in the application. This is proposed to be fenced off with metal railings. Whilst it is disappointing that this land could not be more actively included in the scheme, it does hold two large trees and its segregation from the development will ensure that these trees will be untouched and therefore continue to provide an important amenity value for the site and wider area. It is not considered that the scheme could be rejected simply due to the failure to include this parcel of land in the development.

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Other trees within the application site will be removed, two of which are category B trees within the middle of the site. Other trees are to be retained and additional tree planting undertaken. It is considered that this will satisfactorily mitigate for the loss of trees which need to be removed to allow the site to be developed.

The proposal will add a significant amount of built form on to the site, in addition to the existing yard behind the old Co-op. However, the proposed footpath is to be bounded by a generous grass verge along the eastern boundary where some of the new tree planting will be placed. This, in addition to the private garden areas to houses 3 to 7 and the unused area to the south, will ensure that the site as a whole retains a sufficient amount of greenery and vegetation to soften and complement the appearance of the new buildings and the amount of hardstanding.

Impact on residential amenity

The proposed development will front the new footpath and grass verge on the eastern edge of the site. Beyond this is the large garden of the adjacent property to the east, which is called Mulberries. Mulberries is 16 metres away from the eastern boundary of the site and would be 23 metres from the nearest of the proposed houses. There is fairly dense planting between Mulberries and the site. Given these distances and the intervening planting, it is not considered that the development would have any detrimental impact on the residential amenity of this neighbouring property.

To the west of the site is the ongoing development at Hankins Court. These properties are orientated so that the side elevations of the nearest houses are facing towards the application site. A terrace of three dwellings (nearing completion) will be adjacent to the site near the proposed parking area and would be 13 metres from the proposed flats at the northern end of the new terrace. The end terrace property in Hankins Court will have no first floor windows facing these flats and the tall boundary wall at this point would screen the ground and lower ground floor windows. There would not, therefore, be any loss of privacy between this part of the development in Hankins Court and the proposed flats.

A semi-detached house is located in Hankins Court further to the south, adjacent to the proposed gardens of dwellings 4 and 5 in the application site. There is one small bathroom window on the east elevation of the house in Hankins Court, but no windows serving primary rooms. There would not, therefore, be any loss of privacy between the new houses and this semi-detached house in Hankins Court. This house has a small rear garden located to the south, which would be adjacent mostly to the garden of the proposed house 6. There was concern that there may be clear views from the new garden over the garden of the adjacent property in Hankins Court. However, the applicant has agreed to lower the ground levels of the garden of house 6 sufficiently to prevent any overlooking onto this neighbouring garden (see Drawing No. 1623/07A). The same issue applies to the garden of house 7 and the adjacent land of No. 15 Jacklyn's Lane, which abuts the site to the south west.

The new flats located to the north of the site, above the old Co-op, would be over 18 metres from the end of the new terrace and over 25 metres from the nearest private garden being proposed. Given these distances, there would be no impact on residential amenity.

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Therefore, in assessing the affect of the proposals on residential amenity, it is not considered that the development would have any materially harmful impact.

Highways/Parking

Nine parking spaces are proposed for the new dwellings. As they are to be unallocated, the development complies with the Council's emerging parking standards. The planning permission relating to the old Co-op building (ref: 08/00532/FUL), which provided one new flat above the shop, included one parking space to the rear of the building. However, had no parking been provided, the absence of parking would not have been a sustainable reason for refusal.

The area in which that one parking space was located overlaps with this site and the one parking space could not be created if the application being considered were implemented. If this current application is approved and implemented, the consequence would be that the parking relating to the earlier application could not be provided and therefore there would technically be a breach of condition of planning permission 08/00532/FUL. If this situation arises, in order to regularise the matter, the applicant would need to submit a new application for the site relating to the old Co-op, requesting relief from the condition.

Private amenity space

The houses proposed within this development will have private amenity areas ranging between approximately 51 to 81m² in size. Whilst these are quite modest garden areas, they are considered appropriate in this town centre location.

Bin and cycle storage

A bin store and cycle parking for the flats is to be provided in the north west corner of the yard behind the old Co-op and this is considered to be adequate. Cycle storage for the houses would be provided within the private gardens.

The proposed bin storage for the old Co-op site (ref: 08/000532/FUL) will not be provided in the event of the implementation of this application. However, there is sufficient space to allow for bin storage elsewhere on site and amended plans have been submitted.

Conclusion

It is considered that the proposal is acceptable and the application is recommended for approval.

Recommendation

Application Permitted 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).

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2. No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details and samples shall include the following:

- hand made plain clay tiles;
- ridge tiles;
- render colour;
- stone cills;
- details of window arches;
- the colour or stain or timber doors and windows.

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.

3. Prior to the commencement of the works hereby approved, 1:20 scale drawings of the following details shall be submitted to the Local Planning Authority for approval in writing:

- windows;
- dormer windows;
- eaves;
- window sills;
- front doors;
- chimneys;
- porches.

The scheme shall be implemented in accordance with the approved details.

Reason: To preserve the character and appearance of the conservation area and the settings of listed buildings, in accordance with Local Plan Policies HE. 5, HE.14 and HE.16 and PPG15.

4. 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:

- means of enclosure;
- hard surfacing materials;

Soft landscape details shall include the following as relevant:

- planting plans;
- written specification (including cultivation and other operations associated with plant and grass establishment);
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- implementation programme.

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

5. 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.

6. All rainwater goods shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of maintaining the character of the conservation area and the setting of listed buildings.

7. Details of the siting and design and method of fixing of any external meter boxes/metal ducting/flues to be provided, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The works hereby permitted shall be carried out in accordance with the approved details.

Reason: In the interests of maintaining the character of the conservation area and the setting of listed buildings.

8. No development shall take place until details of the provision of cycle storage for houses 3 to 7 have been submitted to, and approved in writing by, the Local Planning Authority. The works hereby permitted shall be carried out in accordance with the approved details before these units are first occupied and thereafter shall be retained.

Reason: In the interests of sustainability and highway safety.

9. The doors and windows on the development hereby approved shall be recessed a minimum of 75mm.

Reason: In the interests of the amenity of the area.

10. No street lighting, whether free standing or affixed to any structure shall be provided on site unless the prior approval in writing of the Local Planning Authority is obtained.

Reason: In the interests of the amenities of the locality.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, D, E, F and G of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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Reason: To protect the amenities of the locality and to maintain a good quality environment.

12 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to, and approved in writing by, the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

14. 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.

15. Construction of the development shall not commence until details of the proposed means of surface water disposal have been submitted to, and approved by, the Local Planning Authority in consultation with Southern Water.

Reason: To ensure the satisfactory provision of surface water drainage.

16. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference CBA 7079 written by Alex Monk of CBA Trees and submitted to the Local Planning Authority, shall be installed prior to any demolition, construction or groundwork commencing on the site.

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

17. 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 CBA 7079. Contact Ian Cupper by Telephone 01962 848317.

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

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18. No arboricultural works shall be carried out to trees other than those specified in accordance with Method Statement CBA 7079.

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

19. Any deviation from works prescribed or methods agreed in accordance with Method Statement CBA 7079 shall be agreed in writing with the Local Planning Authority.

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

20. 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's Arboricultural Officer prior to commencement of development work.

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

21. Details of the design of building foundations and the layout, with positions, dimensions and levels of service trenches, ditches, drains and other excavations on site, insofar as they affect trees and hedgerows on or adjoining the site, shall be submitted to, and approved in writing by, the Local Planning Authority before any works on the site are commenced.

Reason: To ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root systems.

22. The parking spaces shown on the approved drawing No. 1623/05F shall be provided in accordance with the approved plans before the dwellings are first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles. The parking spaces shall not be allocated to any particular dwelling and shall be retained as shared parking for all units for perpetuity.

Reason: To ensure that a reasonable parking provision is provided and retained for the whole development.

23. Prior to the commencement of the development hereby permitted (or within such extended period as may be agreed with the Local Planning Authority), a scheme to deal with contamination shall be submitted to, and approved in writing by, the Local Planning Authority.

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The scheme shall conform to current guidance and best practice as set out in BS10175:2001 Investigation of Potentially Contaminated Sites – Code of Practice and Contaminated Land Reports 7 to 11, or other supplementary guidance, and include the following phases, unless identified as unnecessary by the preceding stage and agreed in writing by the Local Planning Authority:

- a) a desk top study and conceptual model documenting all the previous and existing land uses of the site and adjacent land;
- b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study;
- c) a remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of the future occupants.

24. Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person approved under the provisions of Condition 23(c) shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the remedial strategy approved under the provisions of Conditions 23(c) has been implemented fully, unless varied with the written agreement of the Local Planning Authority in advance.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

25. Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings, along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

26. Prior to the occupation of the first dwelling, the public footpath running through the site shall remain open for public access at all times and no gates or means of enclosure shall be erected at any point on the footpath or at either of the entrances to the site.

Reason: to ensure that a public pedestrian route is provided through the site to encourage ease of movement and permeability in this part of Alresford.

27. None of the dwellings hereby approved shall at any time be combined with any of the other dwellings to form a larger dwelling.

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Reason: To ensure the provision and retention of small units of accommodation, as required by Policy H7 of the Winchester District Local Plan.

Informatives

1. This permission is granted for the following reason:

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: E14, E16
Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP5, DP9, DP13, HE1, HE2, HE4, HE5, HE8, HE16, H3, H7, T2, T4, RT4

3. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

4. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

5. The plans hereby approved are as follows:

1623/02B
1623/04A
1623/05F
1623/08A
1623/06B
1623/07A
CBA 7079.01

6. The applicant is advised that, if this application is implemented, then the parking space relating to planning permission 08/00532/FUL cannot be provided and technically this would result in a breach of condition which could be liable to enforcement action. If this situation arises, the applicant, or the subsequent owner of the site which is subject to planning permission 08/00532/FUL, is advised to submit a new planning application for this site to seek to regularise the matter.