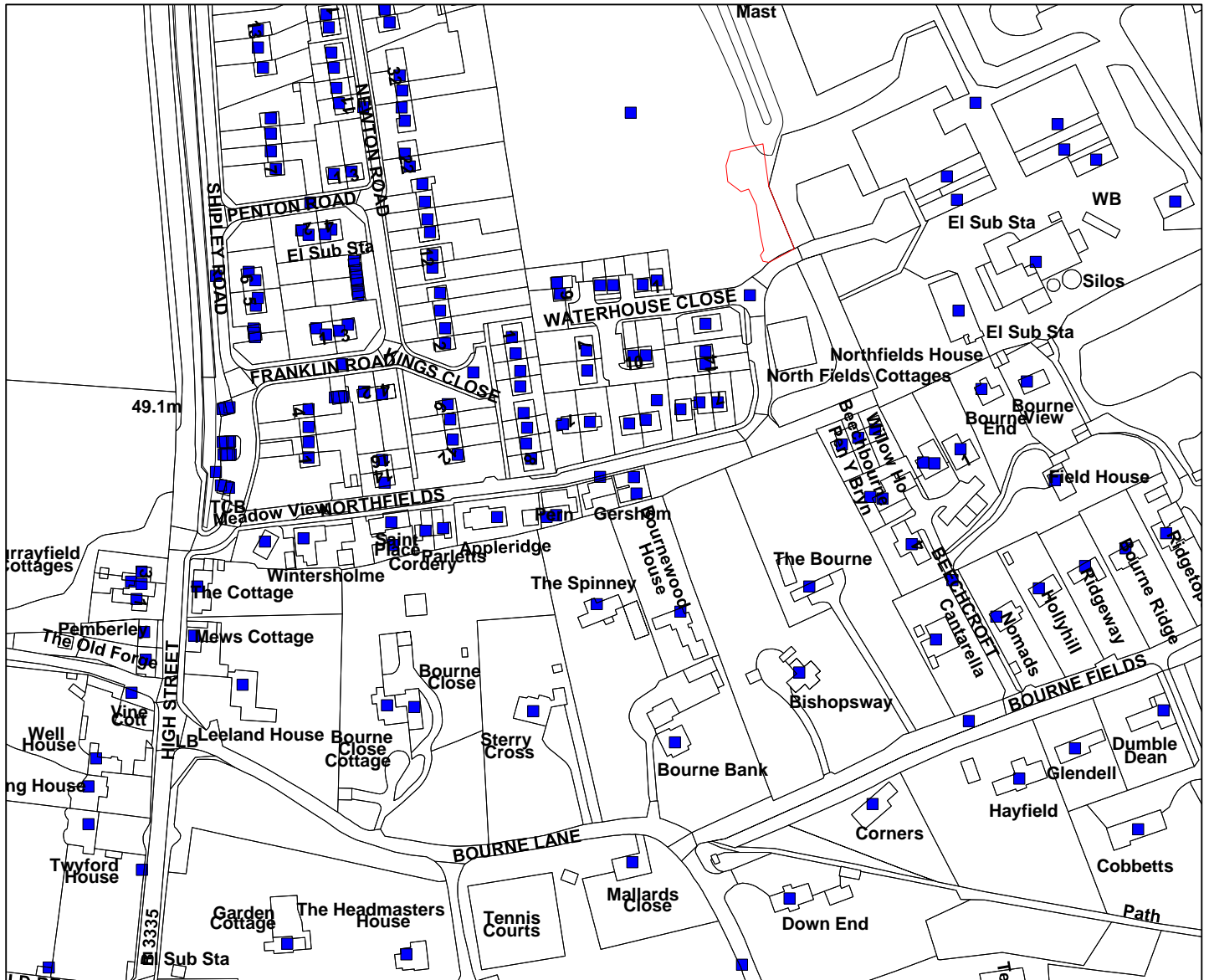


Playing Field, Waterhouse Close, Twyford



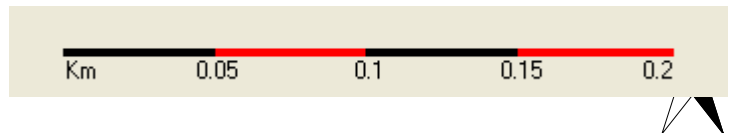
Winchester
City Council

10/02734/FUL



Legend

Scale:



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	24 November 2010
SLA Number	00018301

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 3
Case No: 10/02734/FUL / W21986
Proposal Description: Change of use of agricultural land to informal open space and provision of local area for play
Address: Playing Field Waterhouse Close Twyford Hampshire
Parish, or Ward if within Winchester City: Twyford
Applicants Name: Hazeley Developments Ltd
Case Officer: Lorna Hutchings
Date Valid: 25 October 2010
Site Factors: South Downs National Park
Recommendation: Application Permitted

General Comments

This application is reported to Committee because it relates directly to another application at Committee, for Members information and consideration (10/00589/FUL). It is likely that the Parish Council will object also however due to the extension of time on the associated application, they have not indicated their intended representation on this application. Although the publicity has already expired it is important to consider their representation.

Site Description

The site comprises a 400 sq m generally flat grassed area to the east of the proposed 'exceptions' site.

It is to the west of North Fields Farm and north of Northfields northeast nearest Waterhouse House.

There is no particular significant vegetation on this site and it comprises part of the open field with various medium mature trees on the eastern boundary.

Proposal

398sqm of Informal amenity space / Local Area of Play (LAP) proposed on a new area of land released for development (10/02734/FUL).

Relevant Planning History

None

Consultations

Trees: No trees will be significantly affected.

Open Space: Support - there have been constructive discussions with the applicant that have improved the associated housing scheme by providing a more substantial area of public open space / kick about space.

Ecology: Initial concern that this site may form part of the reptile mitigation / translocation area for two other different applications (10/00590/FUL - The Bourne, and 10/00589/FUL - Northfields exception site), where 'there is a bund with rough grassland and nettled bed

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

vegetation' which will act as the receptor site. Otherwise no objection.

Natural England: No objection.

Water: No objection.

SDNP: No objection.

Archaeology: No objection.

Drainage: The land in question will remain free draining so there are no concerns on drainage grounds.

Environment Agency: Low environmental risk. No objection.

Representations:

Objection

Twyford Parish Council

Relevant Planning Policy:

South East Plan 2009:

CC1, CC4, CC6, CC7, H1, H3, H4, H5, T4, NRM5, NRM11, C2, C4, BE1.

Winchester District Local Plan Review

DP.1, DP.3, DP.4, DP.5, DP.9, DP.13, CE.10, HE.1, H.7, RT.4.

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

PPS 9 Biodiversity and Geological Conservation

PPG 17 Planning for Open Space, Sport and Recreation

Supplementary Planning Guidance

Winchester District Landscape Character Assessment

Other Planning guidance

Guide to the Open Space Funding System

Hampshire Biodiversity Action Plan

Housing Monitoring Report

Movement, Access, Streets and Spaces

Winchester Housing Needs Survey

Planning Considerations

Principle of development

The proposal is required for open space on this site in order to meet on site Open Space policy requirements for an affordable housing and private market housing application (10/00589/FUL).

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

It will remain undeveloped and so is an acceptable use of a Greenfield site and given this and the above, will be in accordance with policy RT.4.

Design/layout

The site will remain grassed and will be maintained, the terms of which will be set out in the legal agreement, this will also link its use to that of the future occupiers of the exceptions housing scheme and local people.

There will be no development on the site apart from the knee rail fence to prevent parking on it to allow clear views of it for highway safety. The footpath bounding it will be part of the shared surface for the associated housing. The precise design of both of these elements (height and material) will be agreed via condition (2).

It is very well related to the housing that it is associated with and will sit comfortably in the landscape having little impact on the immediate or wider area and South Downs National Park.

Impact on neighbouring property

The proposed play space is further away from existing residential properties than previously proposed small pockets of Open Space and so will address concerns of noise. But it is close enough to the new housing so that it is overlooked and safe.

Recommendation

APPROVE – subject to a Section 106 Agreement for:

- 1. That the proposed Local Area of Public Open Space be tied to application 10/00589/FUL so that it is provided in accordance with the time scale to be agreed for this application (see term 7. “The provision of 398m² area on site in the area to the east of the exceptions site (green land) for an unequipped Local Area of Play and general amenity. The planning application reference 10/02734/FUL grants planning permission for the use of this site and shall be laid out and provided 12 months after practical completion of the last dwelling. In the interim an area of equivalent size and purpose shall be provided for the temporary period on the area immediately north of the exceptions site (colour land). Ownership of the LAP shall remain as is”.**
- 2. Details of the management and maintenance for the Open Space.**

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

Application Permitted subject to the following condition(s):

Conditions/Reasons

1 The development hereby permitted shall be begun in accordance with the timeframe for provision as set out in the Legal Agreement.

1 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended) and to ensure that the area is provided for use by the future occupiers of the housing approved to the agreed and appropriate timescale.

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DEVELOPMENT CONTROL COMMITTEE AGENDA

2 Details of and materials to be used for the knee high railing and footpath shared surface, shall be submitted to and approved in writing by the Local Planning Authority. Development shall then be carried out in accordance with the approved drawings.

2 Reason: In the interests of the visual amenities of the area which is the South Downs National Park.

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:

South East Plan 2009: CC1, CC4, CC6, CC7, H1, H3, H4, H5, T4, NRM5, NRM11, C2, C4, BE1.

Winchester District Local Plan Review 2006: DP.1, DP.3, DP.4, DP.5, DP.9, DP.13, CE.10, HE.1, H.7, RT.4.