

Winchester Laundry, Hyde Abbey Rd, Winchester



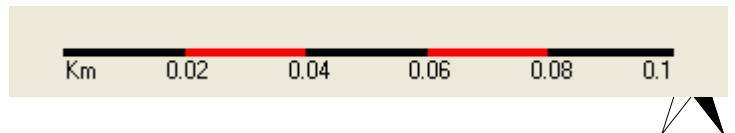
Winchester
City Council

10/01103/FUL



Legend

Scale:



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	12 January 2011
SLA Number	00018301

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 1
Case No: 10/01103/FUL / W04643/10
Proposal Description: (Amended Plans) Demolition of laundry buildings and redevelopment consisting of B1(a) offices, 7 no. two bedroom dwellings, 1 no. three bedroom dwelling, 6 no. four bedroom dwellings and associated car parking and landscaping

Address: Winchester Laundry And Cleaning Co Hyde Abbey Road
Winchester Hampshire SO23 7DA

Parish, or Ward if within Winchester City: St Bartholomew

Applicants Name: B and P Hampson, S Lemon And Drew Smith Ltd
Case Officer: Mr James Jenkison
Date Valid: 12 May 2010
Site Factors: Design Brief.

Recommendation: Application Permitted

General Comments

This application is reported to Committee because it is a significant development and is recommended for permission. Furthermore, it requires assessment as a departure from Policy E2 of the Adopted Winchester District Local Plan Review 2006 in that the proposal seeks to change the use of a wholly employment site to a mixed use development of residential housing and offices.

Updated information has been submitted relating to the market potential of the site and bio-diversity issues.

The site has a long standing history as a commercial laundry which is considered to be less than ideal given its current context and, specifically, its close relationship adjacent to residential development (including sheltered housing complexes for the elderly). In addition, there are environmental and highways issues arising from the nature of the surrounding road network

A scheme for 31 dwellings and a small retail unit was submitted in 2008 and was refused on the grounds of the loss of employment activity, overdevelopment, poor design and the provision of insufficient information. The proposal was submitted at a similar time as a Design Brief was being developed for the site. The Design Brief was endorsed by Cabinet on 9 July 2008. The scheme now presented to committee has some variance from the Design Brief, but its design has been arrived at after a vigorous design review process that included advice from the Urban Design and Major Projects Officer, Winchester and Eastleigh Design Review Panel and the City of Winchester Trust. Concerns raised relating to neighbouring residential amenities have also been considered and these have informed the scheme now subject to consideration.

Since the second re-advertisement of this application detailed design matters have been investigated and your officers are satisfied with the final plans, which are considered to represent a high quality development and the scheme is presented to Committee with a recommendation for approval subject to conditions.

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Site Description

The application site is located at the northern edge of the city centre and comprises approximately 0.23 hectares of land at the corner of Hyde Abbey Road and Gordon Road in an historic part of Winchester. To the south and west of the site is traditional 2 and 3 - storey Victorian terraced housing with deep and narrow rear gardens, with the side boundary of 6 Hyde Abbey Road and the rear boundaries of 14 and 15 Hyde Abbey Road extending along most of the length of the western boundary of the application site. This common boundary also delineates the Winchester Conservation Area, which the application site is adjacent to, but not part of. The application site itself comprises a service yard and a mix of commercial sheds and an office building.

Two 3-storey sheltered housing developments are located at the north of the application site (Matilda Place) and on the opposite side of Gordon Road (Danemark Court). These schemes are designed in courtyard arrangements and face onto car parking areas and which, along with the entrance to St. Bede's School and the service area of the laundry site, create openings in the street frontage.

On the opposite side of the road, to the south of the application site, is a dwelling that has been converted into three flats with the sidewall of the building and the side boundary wall to its garden facing over the street towards the application site. Adjacent to this residential property, also facing towards the application site, is a domestic scale commercial property with a tarmac forecourt in the front garden.

Diagonally opposite the site at the bend in Gordon Road is St. Peters Street public pay and display car park, with the vehicular access from Gordon Road.

The buildings on the application site project forward of the building line of the terraced houses along Hyde Abbey Road and are built tight to the boundary, creating a staggered junction between Hyde Abbey Road and Gordon Road and making the buildings on the site more visually apparent in the streetscene. There is no landscaping on the application site apart from some untended planting at the north and north-west boundaries.

The street and footpath here are narrow and the footpath has insufficient width for two pedestrians to walk comfortably side by side. The footpath directly abuts the road carriageway and the walls and buildings of the application site.

Views are available over the south-east corner of the site towards Winchester Cathedral, the visual focal point of Winchester City and one of the most important historic buildings in England.

Proposal

The proposal is to construct a mixed-use development of residential housing of 12 x 2-3 storey houses at the front boundaries of the site, with an office building located at the south-east corner facing towards the public carparking area. Two additional dwellings are proposed along the western and northern boundaries of the site, with 14 dwellings in total proposed. The proposed development will have a strong rhythm and order, with the front

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elevations of dwellings and office building at the south boundary having even width gable ends facing the street and evenly spaced design features such as windows and entrance canopies.

The front elevations of buildings on the east boundary will have a mixture of gable end and eave end elevations facing the street but which utilise elevated bay windows to promote effective visual rhythm in the street and a harmonious streetscene. This visual rhythm and harmony is repeated in the rear elevations which will be visible from the footpath which passes through the site to neighbouring properties.

The two dwellings proposed within the site ensure that views of from neighbouring properties are graduated towards the larger buildings, making the scale and mass of the larger street fronting houses less apparent from the back gardens and habitable rooms of neighbouring properties. Additionally, plots 11 and 12 have been designed so as to promote an effective streetscene transition between Matilda House and the rest of the development as well as promoting a visually interesting side elevation facing towards Matilda House.

The proposal creates a permeable site, allowing pedestrian access from Hyde Abbey Road alongside plot 1, through the parking courtyard and through to the main access on Gordon Road. The access and courtyard will be effectively enclosed and overlooked by the two dwellings situated within the site itself. These two dwellings have been designed to create visual interest in public views, to overlook the parking courtyard, access and pedestrian approaches and to reduce their impact on the amenities of neighbouring properties.

Relevant Planning History

08/00815/FUL - Demolition of Laundry building and redevelopment consisting of: 1 no. Community/Retail unit (90sq.m) 8 no. 1 bedroom flats, 16 no. 2 bedroom flats, 1 no. 2 bedroom houses, 2 no. 3 bedroom houses and 4 no. 4 bedroom houses. Refused 1st July 2008.

Consultations

Urban Design and Major Projects Officer: supports the scheme as amended.

This amended scheme is the result of many meetings and discussions with the developer and architect. Changes have been made to all the elevations that face onto Hyde Abbey Road and both of the Gordon Road frontages and also to the two dwellings that are within the site and which face onto the footpath that will pass through the site.

The scheme is in accordance with the *Winchester Laundry & Cleaning Company Site Design Brief* which was endorsed by Cabinet in July 2008 and will contribute positively to the public realm. The scheme is in character with the area, it will create a 'place' with its own identify but which has been influenced and informed by the enclosed terraces development in the surrounding streets. The scheme has active frontages on to the streets and onto the pedestrian route which passes through the site.

The scheme now exhibits much more order and cohesion and will complement the ordered development in the surrounding streets, which is a defining characteristic. The detailing and the materials will be to a high specification which befits this prominent

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location adjacent to the City's conservation area.

Highways Engineer: The redevelopment of the site for housing will result in the removal of the need for large heavy goods vehicles to visit the site and will lead to a significant reduction in the amount of daily traffic generated by this site and it would therefore be difficult to justify requiring transport contributions. The number of carparking spaces was considered to be acceptable due the sustainable location of the site in a prime area of accessibility. The provision of cycle parking spaces for each dwelling within garden stores was considered to be acceptable and a big improvement on the communal cycle parking areas proposed in the previous application. Conditions recommended (Conditions 6-9).

Engineers: Drainage: The site is currently almost entirely hard surface and the introduction of garden areas can only reduce surface water run-off. Foul water must go to the public foul sewer and as the laundry was a high discharger of foul effluent there is sufficient capacity. No objection raised (Condition 23).

Historic Environment Officer (Archaeology): raised no objection to the proposal and recommended conditions (Conditions 14-16).

Environmental Health: recommended conditions relating to potential land contamination (Conditions 16-19) and informatives for work hours, burning on site and asbestos removal.

Strategic Planning: considered that B1/B8 uses could cause problems in this location, but considered that live-work, or A class uses or institutional/leisure uses ('D' Use Classes) were possible and that the current scheme was too heavily weighted to residential use. It was accepted that residential development was necessary to support a viable development but that the balance between residential and employment/live-work floorspace envisaged by the Brief is more even.

The site was considered to meet most of the criteria in paragraph 7.9 of the employment section of the Local Plan (pg.78) for re-use as an employment site, however the site was considered to have limitations and the Employment Land Review categorised the site as 'amber' – needing improvement to be fit for purpose.

Whether the proposal makes efficient use of the site should be tested, as affordable housing could be achieved if the density/number of units were increased. The proposal was considered to comply with Policy H7.

The various interpretations of the design principles produce a generally similar layout to what is being proposed.

Landscape:

Considered that the proposal was a significant improvement on the previous planning application (08/00815/FUL) but raised concerns regarding the courtyard being dominated by hard-standing and parking and manoeuvring space and considered that parking numbers could be reduced so that the courtyard could be made much more of a green amenity. The previous reason for refusal was therefore considered not to have been fully overcome.

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Environment Agency: raised no objection to the proposal and recommended advice notes in relation to the redevelopment of brownfield sites (Informative 4).

Winchester and Eastleigh Design Review Panel: criticised the plans originally submitted, considering that the scheme did not properly respond to the design brief and failed to properly utilise this important site. Subsequent to being submitted to the Panel the proposal has been revised and is now considered to overcome the concerns raised.

Southern Water: The exact position of public sewers must be determined before the layout of the proposed development is finalised and a formal application for a connection to the public sewer is required. Informative recommended (Informative 5).

HCC Ecology: had no objection to the proposal, but recommend that ecological enhancements should be sought (Condition 3).

Natural England: had no objection to the proposal, but recommend that ecological enhancements should be sought (Condition 3).

Representations:

City of Winchester Trust considered the amended plans to be acceptable subject to detail considerations, such as obscure glazing the lower half of ground floor windows and using red brick rather than zinc cladding and grey brick for the side elevation of plot 12 facing towards Matilda Place, as along with the north elevation of plot 13 these elevations appear too grey. Agreed positions for TV, satellite dishes and burglar alarms should be conditions of any planning permission (Conditions 3 and 10).

3 letters of objection and 1 letter of support were received for the following reasons:

- Lack of carparking spaces.
- 12 Hyde Abbey Road has a ground floor extension not shown on the plans.
- Traffic will increase and traffic calming measures should be introduced.
- Wooden cladding may deteriorate and become visually intrusive.
- (Relating to original design of Plot 13) 2-storey building at boundary will create overshadowing and be overbearing to No.14 Hyde Abbey Road and is blocky, monotonous and bleak.
- Proposal a good scheme that will remove an eyesore, but demolition and construction details a concern.

Relevant Planning Policy:

South East Plan 2009:
CC6, H5, BE1, NRM11

Winchester District Local Plan Review
DP1, DP3, DP4, DP5, DP9, E2, RT4, T3, W1, HE4

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

PPS 4 Industrial, Commercial Development and Small Firms

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Other Planning guidance

Winchester Laundry & Cleaning Company Site Design Brief.
Winchester City and its Setting.

Planning Considerations

Principle of development

Redevelopment of the current site for non-industrial purposes is beneficial to the area in both environmental and visual terms. Whilst the Head of Strategic Planning has raised concerns regarding the balance between employment and residential uses it is considered that the sites location away from the town centre, its close relationship with neighbouring residential properties and the benefit derived from securing a use that reduces traffic movement in this instance makes a predominantly residential scheme acceptable. The level of employment space proposed matches that of the existing offices associated with the laundry business and is considered to be the minimum acceptable for a mixed use scheme in terms of retaining employment opportunities. Whilst a greater element of employment would be desirable there are clear constraints which affect this site and make it difficult to insist upon the provision of a greater level of business uses. In addition, this scheme is considered to represent a high quality design which will be beneficial to the townscape of this part of Winchester. The site in its current condition adds little to the quality of the built fabric of the area and this proposal will improve the sites appearance and bring it back into productive use. Condition 20 requires the office building to be completed prior to the occupation of any dwellings to ensure that a mixed-use scheme is achieved.

Design/layout/amount

The proposed development is considered to introduce the maximum amount of development appropriate for this site, ensuring that the land is used efficiently, and more intensive use of the site would result in a higher carparking requirement and more built form. The proposed development includes an appropriate mix of dwellings, consistent with Policy H7, and the level of built form proposed is reflective of the surroundings and is considered to be acceptable.

The proposal creates effective and coherent building lines along the street with strong design unity achieved through balanced repetition of design elements. The dwellings located within the interior of the site are also of a much better standard than that originally submitted and provide visually interesting designs that seek to reduce impacts on neighbouring properties.

Impact on character of area, the adjacent conservation area and neighbouring properties

The proposal will replace an industrial site comprising utilitarian buildings and concrete yard with an attractive residential and office development that is appropriate in scale, design and massing to its predominantly residential surroundings. The office building that comprises the corner section of the development creates an effective transition from the neighbouring residential areas to the more mixed character and will provide a visually modest corner building that will not look out of place in its context.

It is acknowledged that the submitted plans do not show the rear extension to No.6 Hyde Abbey Road. There is currently an industrial building located at the common boundary of the application site and No.6, which presents an extensive sidewall along most of the length of the common boundary. This building is to be demolished and replaced with a croft dwelling above parking spaces (plot 14) and this building is of a much smaller scale.

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This will be an improvement on the existing situation, ensuring that the rear garden aspect of No.6 remains free of tall walls whilst removing such features and large buildings from the side boundary for most of its length. Given the existing situation, the proposed development is considered to materially improve the amenities for No. 6.

The original design for Plot 13 included a 2-storey aspect adjacent to the back gardens of 6 and 14 Hyde Abbey Road and the south boundary of Matilda Place. This was considered to be too overbearing and the revised design has resulted in a more visually interesting building design with the 2-storey element taken away from the boundaries, creating a more spacious environment, with the proposed dwelling creating a receding view from neighbouring properties. This dwelling utilises flat and mono-pitched roofs to reduce its profile, with the 2-storey aspect ranging from approximately 5 to 6.5 metres in height. The single storey element of plot 13 will be flat roof and set at a lower level than neighbouring properties, ensuring the wall has a height of approximately 2.2 metres high at the boundary of neighbouring properties, which is considered to be sufficient to ensure that this dwelling will not cause a material loss of amenity to neighbouring properties.

Plot 12 will result in more built form adjacent to the south boundary of Matilda Place and will result in an increased level of overshadowing of that property. The applicants conducted a survey relating to potential loss of daylight in accordance with Building Research Establishment criteria of 1991 for the originally submitted plans and concluded that the loss of sunlight would be approximately 11.4% for all of Matilda Place over the entire year, which was not considered to be significant. The revised scheme has meant gable ends of plot 12 facing towards Matilda Place, which will result in some additional overshadowing than anticipated in the survey. However, the revised design to plots 11 and 12 is intended to ensure that the elevation facing over Matilda Place has some visual interest as well as ensuring a strong continuity of the building line along Gordon Road with buildings of a similar height. Furthermore, the overshadowing will be predominantly over the access and parking courtyard of Matilda Place, with the road fronting aspect of the building for Matilda Place being located approximately 12 metres from the common boundary. As a result, it is considered that a refusal based upon the impact of the development on Matilda Place could not be sustained.

Conditions 10-12 and Condition 24 are intended to ensure that the proposed development will not have a materially harmful impact on neighbour's amenities.

Landscape/Trees

Whilst it is acknowledged that the proposed development is unable to provide sufficient space for mature tree planting the size of neighbouring gardens and proximity of neighbouring buildings to site boundaries restricts the ability to provide space for mature tree planting on the site and within the rear courtyard in particular. Notwithstanding this, space is available for planting at all boundaries and alongside the vehicular access into the site and the detailed design of hard surfaces, building materials and boundary walls will be able to secure a high standard of hard surfacing provision that will be able to offset the reduced level of landscaping on the site. It will also be necessary for the proposal to provide bird nesting boxes within the site to compensate for the limited amount of landscaping proposed (Conditions 3-5).

Highways/Parking

The site is located near to Winchester city centre and within convenient walking and cycling distance of a wide selection of shops and services, a mainline railway station,

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local and region wide bus and is also within convenient walking and cycling distance from the main leisure centre and associated sports fields of Winchester as well as the countryside. It can therefore be expected that a great number of journeys of office workers and occupants of dwellings of the development will not require the use of car travel and the proposal includes the provision of cycle storage facilities. It is therefore considered that the level of carparking provided for the site is acceptable for the level of development proposed (Conditions 6-9).

Drainage

The site is currently almost entirely hard surface and the introduction of garden areas will reduce surface water run-off. The applicant has submitted a survey identifying the mains drainage for the locality and the proposed scheme will be more beneficial than the previous industrial use of the site in terms of drainage. Condition 23 requires a drainage and sewerage scheme to be submitted to ensure that there is adequate provision on the site.

Other Matters

An updated ecological and biodiversity survey has been submitted that confirms that no bat roosts were found within the building and that the site currently has a very limited amount of landscaping. The survey considered that the proposal will be an improvement on this and recommended planting specimens for landscape enhancements. Conditions 3 and 5 seek to secure landscaping and bird nesting boxes within the site.

The development does not provide any on-site public space and a financial contribution for public open space purposes is therefore appropriate and has been calculated at £34,572.

Planning Obligations/Agreements

In seeking the financial contributions for public open space, 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

Application Permitted subject to the payment of a financial contribution or completion legal agreement for public open space and completion of a Section 106 agreement for the management of common areas and the following condition(s):

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

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 The development hereby permitted shall be carried out in accordance with the approved plans and details as listed below. All windows and doors shall be recessed 100mm from the outside face of external walls unless otherwise agreed in writing by the Local Planning Authority.

Approved plans:

T2 Architects, project ref: 0706a

Drg. No	Scale	Size	TITLE	Rev	Submitted
101	1:1250	A3	Site Location Plan	P1	30.04.2010
102	1:200	A1	Site Survey - as existing	P1	30.04.2010
103	1:200	A1	Street scene survey - as existing	P1	30.04.2010
104	1:500	A1	Block Plan - as proposed	P3	25.01.2011
105	1:200	A1	Site Layout Plan - as proposed	P5	28.01.2011
106	1:100	A1	Ground floor plan - as proposed	P4	07.02.2011
107	1:100	A1	First Floor plan - as proposed -	P3	04.11.2010
108	1:100	A1	Second floor plan - as proposed	P3	04.11.2010
109	1:100	A1	Roof plan - as proposed	P3	04.11.2010
110	1:100	A1	Context elevations - as proposed	P4	14.12.2010
111	1:100	A1	Elevations - as proposed; sheet 1 of 4	P4	14.12.2010
112	1:100	A1	Elevations - as proposed; sheet 2 of 4	P4	14.12.2010
113	1:100	A1	Elevations - as proposed; sheet 3 of 4	P4	14.12.2010
114	1:100	A1	Elevations - as proposed; sheet 4 of 4	P3	04.11.2010
115	1:100	A3	Carport Structure details		04.11.2010

Note: plans received 04.11.2010 saved in Council database 16.11.2010 and site layout plan P5 plan received 28.01.2011 by email saved in Council database 04.02.2011.

Reason: For the avoidance of doubt as to the scope of this planning permission.

3 No development shall take place until details of both hard and soft landscape works, external fixtures and fittings and boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority. The hard landscaping details, including boundary treatment and boundary walls, shall be completed in accordance with the approved details prior to the occupation of the first dwelling on the site. All planting and soft landscape works shall be carried out as approved within the first planting season of the substantial completion of the development or as otherwise agreed in writing by the Local Planning Authority. The details shall include the following, as relevant:

- means of enclosure, including hedgerow planting, walls, gates and fences:
- details of streetlamps and all other forms of external lighting, their design specification and measures to prevent light pollution from these sources (including beam orientation, luminaire type, mounting height, aiming angles and luminaire profiles).
- details of telecommunications equipment, including masts, mountings, aerials, antenna, dishes and equipment housings.

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- details of any other structures and external fixings including air conditioning and fume extraction equipment.
- details and location of below ground infrastructure, including pipes, tanks, drainage crates etc.
- details of bird nesting boxes.
- hard surfacing areas and hard surfacing materials:
- landscape areas.

Soft landscape details shall include the following as relevant:

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

Reason: To improve the appearance of the site, enhance habitats and bio-diversity and ensure that the proposal has a high quality finish and appearance due to the extent of hard surfacing proposed for the site and its prominent location in the streetscene.

4 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. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development presents a satisfactory appearance due to the prominent location of the site which requires a high quality of materials and design finish to be provided.

5 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

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.

6 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.

7 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

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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.

8 The carports, parking spaces, cycle stands and cycle and refuse storage sheds hereby approved shall be constructed and provided in accordance with the approved plans prior to the occupation of the dwellings hereby permitted. The undercroft parking spaces for plot 14 shall not be enclosed.

Reason: To ensure the provision and retention of the carports, parking spaces, cycle stands and cycle and refuse storage sheds in the interests of local amenity and highway safety.

9 The proposed access and drive, including footways shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE: A licence is required from Hampshire Highways Winchester, Central Depot, Bar End Road, Winchester, SO23 9NP prior to the commencement of access works.

Reason: To ensure satisfactory means of access.

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by 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 equipment, external aerials, satellite dishes, antenna, floodlighting or other lamps, extraction or ventilation equipment or any other structure (including structures for the support of signs) of any kind shall be erected on the site or attached to the buildings hereby permitted unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to ensure a high standard of public realm.

11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in any elevations or roofslopes in any of the dwellings or buildings hereby permitted.

Reason: To protect the privacy and amenities of dwellings within and adjoining the development, including the sheltered housing scheme, and to maintain the visual coherence and quality of the development in the interests of visual amenity.

12 The timber screens as approved shall be installed prior to the occupation of dwellings to which they relate and shall thereafter be retained in such a manner so as to prevent views through the screen.

Reason: To protect the privacy and amenities of occupiers of dwellings and habitable rooms within the site and on adjoining land.

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13 No gates, fences, walls, barriers or other structures or enclosures shall be erected upon or around any of the communal hard standing or landscaped areas, including the landscaped area and footpath adjacent to Hyde Abbey Road between plots 1 and 14 and the area of land between the office building and plot 7, unless otherwise approved in writing by the Local Planning Authority.

Reason: To promote a high quality streetscene and to ensure the site becomes integrated into the public realm.

14 An archaeological evaluation of the site, in accordance with a written scheme of investigation agreed in writing by the Local Planning Authority, shall be carried out prior to any building, engineering or other operations hereby permitted, in order to compile archaeological records and to provide information to enable the design of an appropriate archaeological mitigation strategy.

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

15 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.

16 Before any works hereby permitted are begun, details of the below ground works and foundation type and configuration of the buildings hereby approved shall be submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

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

17 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.

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 LPA:

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;

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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.

18 Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person approved under the provision of Condition 17(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 E110c) 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.

19 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.

20 The corner buildings and land designated as office space on the approved plans shall only be used for purposes within the B1 use class and shall not be used for any other purpose and shall not be used in connection with any of the dwellings hereby permitted on the site.

Reason: For the avoidance of doubt as to the scope of this planning permission.

21 None of the dwellings hereby permitted shall be occupied until the corner building designated for offices has been completed.

Reason: The site is a designated employment site and planning permission would not be granted for the development hereby approved without the provision of floorspace for non-residential use.

22 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by 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-E of Part 1 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.

23 None of the dwellings of the development hereby approved shall be occupied until a system for the disposal of sewage and surface water (including methods for the retention/management of greywater and stormwater within the site, such as water butts) has been provided on the site in accordance with details (including layout plans, sections, calculations and identification of management responsibilities post implementation) to be first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory provision of foul and surface water drainage and to prevent flooding.

24 Prior to work commencing on the site details of the floor slab levels of buildings and existing and proposed ground levels of the site and neighbouring land shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To protect the amenities of the locality and neighbouring residents.

25 Prior to the commencement of development, fully annotated plans, elevations and sections of the following details, at 1:20 scale, shall be submitted to and approved in writing by the local planning authority. The approved details shall be fully implemented before any dwelling or office is occupied, unless otherwise agreed in writing by the local planning authority:

- I. Eaves detail of each house type
- II. Ridge details
- III. Brise soleil detail proposed on the offices
- IV. Detail of the recessed brickwork and metal rainwater gear including hoppers
- V. Window detail of each dwelling including rooflights
- VI. Window detail of the office accommodation
- VII. Projecting windows
- VIII. Porch detail
- IX. Front door detail
- X. Sliding folding doors
- XI. Detail of standing seam zinc cladding
- XII. Cycle store (offices)
- XIII. Refuse store (offices)
- XIV. All boundary treatment
- XV. Garden gates
- XVI. Cycle stores and bin stores to all dwellings
- XVII. Pergalo (timber sections, eaves/guttering detail and roof
- XVIII. Ridge detail
- XIX. Balcony screens
- XX. Glass balustrade detail
- XXI. Timber sliding screens
- XXII. Sedum roof details

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Reason: To ensure a high standard of development which will respect the sensitive character of the area

26 The development shall incorporate only the following materials unless otherwise agreed in writing by the local planning authority:-

- I. Natural slate roofs on all buildings apart from unit 13 which shall have a standing seam zinc roof and sedum roof
- II. Bricks elevations which shall be a soft stock brick and where metal cladding is proposed it shall be standing seam aluminium
- III. Conservation style roof lights (which shall have dark coloured frames and fitted flush);
- IV. Metal rainwater goods
- V. Metal windows and frames and door frames
- VI. Timber front doors

Reason: To ensure a high standard of development which respects the sensitive character of the area.

Informatives:

1. The development is not in accordance with the Policies and Proposals of the Development Plan set out below but there are other material considerations which indicate that the determination should be made other than in accordance with Development Plan as set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP5, DP9, E2, RT4, T3, W1, HE4
South East Plan 2009: CC6, H5, BE1
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 recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, 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.

The applicant is advised that there may be asbestos within the fabric of the building. The removal of such material may be subject to Licensing Regulations and Codes of Practice. For further information contact the Health and Safety Executive, Priestley House, Priestley Road, Basingstoke, Hampshire. RG24 9NW. Tel: 01256 404000.

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4. Re-development of Brownfield Sites

Disposal of waste

Soil etc originating from the site may be classed as hazardous waste. Appropriate testing must be carried out to determine if the waste is hazardous. Hazardous waste must be disposed of at a suitably permitted site, consignment notes or waste transfer notes and records of waste analysis must be kept on site to prove how the material was classified and disposed of.

Site waste management plans

In England it is a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000. The level of detail that the SWMP should contain depends on the estimated build cost, excluding VAT. It is a requirement to comply with the duty of care for waste and to record all waste movements in one document, having a SWMP will assist to ensure compliance with the duty of care. Further information can be found at <http://www.netregs-swmp.co.uk>

Pollution of watercourses

Appropriate pollution prevention measures are important to avoid any contamination. There should be no discharge of silty or dirty water to any watercourse or surface water drain during the proposed works.

Dewatering

Should any dewatering be required then the water should be discharged over the surrounding land and allowed to soak into the strata without causing erosion of the land. If you are working on a contaminated land site or if you need to discharge dewatering waters to surface water drains or controlled waters then you should contact the Environment Agency on 08708 506 506 for further advice. Controlled waters include rivers, streams, underground waters, reservoirs, estuaries and coastal waters.

Drainage

All foul water drainage from the site including drainage from loading bays and washdown areas must discharge to a sealed tank or to mains foul sewer (with the permission of the local sewage undertaker). Exterior working areas must drain via an oil interceptor.

Car Parks

Some car parks, typically those for 50 cars or more and those that discharge to a sensitive environment, will need to have additional measures in place to prevent pollution to the environment; this may include the installation of oil separators.

Foul water and trade effluent

Foul water and trade effluent draining from the site and connecting to the mains foul sewer will require the permission of the local sewage undertaker.

Storage tanks

The risk of pollution at construction and demolition sites can significantly be reduced by providing secondary containment measures for storage tanks. Oil tanks must comply with the requirements of the Control of Pollution (England) (Oil Storage) Regulations 2001. If the tanks are not covered by these regulations then tanks should comply with Environment Agency Pollution Prevention Guidance Note No.2 (Above Ground Oil Storage Tanks). The

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guidelines stipulate requirements for the standard of tanks, pipe work and secondary containment, including bund walls.

Pollution Prevention

When carrying out construction and demolition activities the potential sources of pollution from site activities needs to be identified, for example:

Oil or chemical pipelines
High voltage fluid filled cables
Mains water pipelines
Disturbance of the river bed / working in the river channel
Disposal of water from excavations, dewatering and pumping
Exposed ground and stockpiles
Plant and wheel washing
Site roads and river crossings
Concrete and cement mixing
Oil and chemical storage, security and refuelling

Measures are needed to be put in place to protect the environment and prepare an incident response plan should a pollution event occur.

Further detailed advice can be found in the Environment Agency 'Getting your site right available at http://www.environment-agency.gov.uk/static/documents/Business/pp_pays_booklet_e_1212832.pdf, in the good developer guide available at [http://www.environment-agency.gov.uk/static/documents/1_GETH1106BLNE-e-e\(1\).pdf](http://www.environment-agency.gov.uk/static/documents/1_GETH1106BLNE-e-e(1).pdf) and in the following pollution prevention guidance notes:

PPG 01: General guide to the prevention of pollution
PPG 02: Above ground oil storage tanks
PPG 05: Works in, near or liable to affect watercourses
PPG 06: Construction and demolition
PPG 13: Vehicle washing and cleaning
PPG 20: Dewatering underground ducts and chambers

5. 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) at www.southernwater.co.uk.