

**WINCHESTER CITY COUNCIL**  
**Development Control Committee 27 November 2012**

**UPDATE**

The information set out below includes details relating to public speaking and any change in circumstances and/or additional information received after the agenda was published.

**SOUTH DOWNS NATIONAL PARK APPLICATION**

<b>Item No</b>	<b>Ref No</b>	<b>Address</b>	<b>Recommendation</b>
<b>SDNP 01</b>	<b>12/00689/SFUL</b>	<b>Alpaca Meadow, Hensting Lane, Owslebury, Winchester</b>	<b>Refusal</b>

**Agenda Page: 3**

**Officer Presenting: Elaine Walters**

**Public Speaking**

**Objector:** Geoffrey Potter

**Parish Council representative:** Roger Page

**Ward Councillor:**

**Supporter:** Derek Moore (Agent)

**Update**

Applicant has raised concerns that information was not available online, this report has been published online. The applicant was concerned that the Council's agricultural consultant's had no access to the amended business plan and the PDC report did not refer to it. However, the additional supporting information did form the basis of the Council's consultants response and the Officer's recommendation to this Committee.

Furthermore the applicant is concerned about comments raised by the Parish Council and local residents which have not been substantiated. Those concerns are not material to the decision and in some instances may be dealt with by other public authorities.

Since the completion of the committee report the applicant has rented an additional 60 acres of grazing land and taken delivery of 8 Greyface Dartmoor and Suffolk sheep for breeding.

A typing error has been noted at the top of page 11, the log cabin is described as a "solid" asset, rather than sold as has been typed.

## WINCHESTER CITY COUNCIL APPLICATIONS

Item No	Ref No	Address	Recommendation
01	12/01912/FUL	Land Off Hookpit Farm Lane, Hookpit Farm Lane, Kings Worthy	Permission

### Agenda Page: 14

**Officer Presenting: Julie Pinnock**

#### **Public Speaking**

**Objector:** James Hunt

**Parish Council representative:**

**Ward Councillor:**

**Portfolio Holder:** Cllr Tait

**Supporter:** Neil Holmes (Agent)

#### **Update**

Since the publication of the report, the applicant has submitted details to discharge conditions that were recommended in the officers report. The conditions have been revised to reflect this further work, and a full list of the revised conditions is provided in this update sheet. These supersede all conditions in the original report.

The applicant is proposing the use of interlocking clay tiles to the roofs, however the Councils Urban Design Officer has raised an objection to this, and suggests either a slate roof, or as a compromise is willing to accept a small concrete tile and has suggested Redland Heathland plain Autumn or Ember plain tile. Condition 10 requires details of an alternative roof tile to that proposed, and Members are asked to approve this approach.

P24 of the officer's report explains that the proposal incorporates a footpath through the site, which is to be secured through the legal agreement. Officers actively support this aspect of the proposal, and require the provision through the legal agreement.

#### **Recommendation**

APPROVED - subject to a Section 106 Agreement for:

1. The provision of 25 units of affordable housing in perpetuity;
2. The provision, laying out and transfer of public open space off-site to the Council/Parish Council;
3. Dedication of a public footpath through the application site (including limited vehicular access rights for maintenance);
4. Landscape management including ecological mitigation;
5. The provision and future long term maintenance of a 5m wide buffer strip
6. The provision, laying out and transfer of on-site public open space, including the provision of an equipped Local Area of Play (10 x 10m) including future management arrangements.

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

**And the following conditions**

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 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.

3 The contractors compound including parking for site operatives and construction vehicles shall be provided in accordance with the details shown on drawing 954 – P 05B, unless otherwise approved in writing by the Local Planning Authority. The approved measures shall be retained for the construction period.

Reason: In the interests of highway safety.

4 The parking areas (both allocated and unallocated) shall be provided in accordance with the approved plans and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

4 Reason: To ensure the permanent availability of parking for the property.

5 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.

6 All hard and soft landscape works shall be carried out in accordance with the approved details. 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 hard and soft landscape in accordance with the approved designs.

7 Details of any lighting to be provided at the site, shall be first submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken in accordance with the approved details.

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

8 No development/demolition or site preparation shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological mitigation work in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing. No demolition/development or site preparation shall take place other than in accordance with the Written Scheme of Investigation approved by the Local Planning Authority. The Written Scheme of Investigation shall include:

1. An assessment of significance and research questions;
2. The programme and methodology of site investigation and recording;
3. Provision for post investigation assessment, reporting and dissemination;
4. Provision to be made for deposition of the analysis and records of the site investigation (archive);
5. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations, in compliance with policy HE.1 of the Winchester District Local Plan Review.

9 Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports and publication.

Reason: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available, in compliance with policy HE.1 of the Winchester District Local Plan Review.

Note: The programme of archaeological work will form a 2-stage programme of work, comprising archaeological field evaluation followed by a further stage of mitigation works as appropriate.

10 Notwithstanding the notation on the application forms and drawings/plans, the elevations of all buildings (including parapet upstand) shall be constructed of a soft red stock brick, the eaves (fascias, soffit and dormer cheeks) and the rainwater goods shall be a dark grey, window frames and doors are upvc (with 75mm recess from the brick faces) and the roofs material shall be natural slate or tile. (Redland Heathland plain Autumn or Ember plain are suggested as appropriate).

Samples of the roofing material and colour shall be submitted to and approved in writing by the Local Planning Authority before development commences.

The agreed bricks are:

Bricks : Thornbury Multi Stock (Hanson Building Products)  
Selected Dark Facing (Freshfield Lane Brickworks)

Development shall be carried out in accordance with the approved details.  
Reason: The site is in a prominent edge of village location where the use of good quality and sensitive materials will ensure that the development settles into this sensitive landscape well.

11 Ecological mitigation works will be carried out in accordance with the measures set out in section 4.1 of the Ecological Mitigation Statement (4Woods Ecology, September 2011 and updated August 2012 (and supplemented by letter 8th October 2012), unless otherwise approved in writing by the Local Planning Authority.

Reason: In order to provide adequate ecological mitigation including for reptiles and dormice.

12 A detailed scheme of habitat, dormouse and reptile mitigation and enhancement measures shall be submitted to and agreed in writing by the Local Planning Authority, within 3 months of the commencement of development. Such information shall include details as to how the development seeks to comply with the requirements set out within the 4Woods Ecology, September 2011, updated August 2012 (and supplemented by letter 8th October 2012)) Ecological Mitigation Statement and shall include details of management and monitoring of the retained and created habitats within the site and within the S106 land. Any works shall thereafter be implemented in accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to provide adequate ecological mitigation including for reptiles and dormice.

13 Development shall be carried out in accordance with the following drawings/plans:

954-PA-01 1500 LOCATION PLAN \*

954-PA-04 500 25 DWELLING LAYOUT - LANDSCAPING \*

954-PA-05 500 25 DWELLING LAYOUT - PHASE 1 DETAILS B

954-PA-06 500 25 DWELLING LAYOUT - PHASE 1 COLOUR B

954-PA-07 150 COMPOSITE ELEVATIONS - SHEET 1 B

954-PA-08 150 COMPOSITE ELEVATIONS - SHEET 2 B

954-PA-09 350 PHASE 1 SITE SECTIONS A

954-PA-10 100 DWELLING LAYOUTS TYPE A1 B

954-PA-11 100 DWELLING LAYOUTS TYPE B1-3 B

954-PA-12 100 DWELLING LAYOUTS TYPE C1&2 C

954-PA-13 100 DWELLING ELEVATIONS/SECTIONS TYPE A1 A

954-PA-14 100 DWELLING ELEVATIONS/SECTIONS TYPE B2 A

954-PA-15 100 DWELLING ELEVATIONS/SECTIONS TYPE B3 A

954-PA-16 100 DWELLING ELEVATIONS/SECTIONS TYPE C1 A

954-PA-17 100 DWELLING ELEVATIONS/SECTIONS TYPE C2 A

954-PA-20 25+10 TYPICAL SECTIONS THROUGH HOUSES+DETAILS A

954-PA-21 25+10 TYPICAL SECTIONS THROUGH HOUSES+DETAILS \*

954-PA-22 25+10 CANOPY DETAILS \*

954-PA-23 25+10 GATE, FRONT DOOR GAS \*

954-D+A-10 650 AMENDED ROOF MATERIAL LOCATIONS \*

Reason: For the avoidance of doubt, and to define the permission

## **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:-

Winchester District Local Plan Review 2006: DP3, DP4, DP5, H6, RT5, T1, T2  
South East Plan 2009: CC1, CC6, SP3, NRM11

3. 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.

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

5. A formal application for connection to the public sewage system is required in order to service this development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester. SO23 9EH. (Tel: 01962 858688), or [www.southernwater.co.uk](http://www.southernwater.co.uk)".

6. A formal application for connection to the water supply is required in order to service this development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester. SO23 9EH. (Tel: 01962 858688), or [www.southernwater.co.uk](http://www.southernwater.co.uk)".

7. The applicant is advised that a separate application for a Footpath Diversion Order is required.

Item No	Ref No	Address	Recommendation
02	12/01634/FUL	R/O 96 -112 Incl 110 and 112, Cromwell Road, Winchester	Permission

**Agenda Page: 33**

**Officer Presenting: Andrea Swain**

**Public Speaking**

**Objector:** Sarah Collins

**Parish Council representative:**

**Ward Councillor:**

**Supporter:** Steve Taylor (Agent)

Update

Consultations

Urban Design Officer

This is a well considered scheme. The layout, the orientation of the dwellings, the form of the dwellings and the materials have been informed by the constraints and opportunities of the site and its immediate context. The factors which have had the most influence on the scheme have been: the need to respect the mature trees along the northern boundary, the need to protect the amenity of neighbours (to the south, the north and the east) a requirement to provide a good level of private amenity for future occupants and a desire for a cohesive development which has an individual identity and which compliments the strong visual cohesion of the Stanmore estate.

Plots 1 and 2 on the front of Cromwell Lane follow the form of the majority of existing properties in Stanmore Lane but the elevations have a modern architectural language. The clay roof tiles and soft stock red brick will reinforce the association with the immediate dwellings to the north. The dwellings to the rear have a different form but the same red brick will be used. The form of these dwellings is a result of maximising the amount of garden space and minimising the amount of overshadowing on the north side and at the same time lessening the visual impact of the dwellings particularly in views from Cromwell Road and Airley Road. The use of weathered zinc on the roofs and on some of the elevations is appropriate. This is a quality material and will weather gracefully with age. The zinc roofs and their shallow pitches are suitable for PVs. All in all this is a well designed scheme and will fit in with the context.

The following additional condition is recommended:

Additional Condition

16. Before development commences annotated elevations, plans and sections (at 1:20 scale) of the following detail shall be submitted to and approved in writing by the local authority.

- Eaves and soffits including rain water goods,
- verge detail,
- window frames

- oriel windows
- storm porches,
- front doors
- boundary treatment including garden gates
- bin stores
- metre box covers
- Photo voltaic panels

The approved details shall be fully implemented before the penultimate dwelling is occupied

#### Reason

In the interests of visual amenity and to secure a good standard of development

#### Housing

There is a significant need for new affordable housing, both in the District as a whole and in the Stanmore area in particular. As of November 2012, there are approximately 3860 households on the Council's housing register waiting housing or re-housing. There are approximately 200 applicants with a direct connection to Stanmore and requesting housing there. There is a pressing need for more family accommodation such as that proposed at the Cromwell Road site.

The site was initially identified as a potential site for affordable housing as part of the John Thompson study commissioned by the Council in 2002, to prepare a neighbourhood development programme for the Stanmore and Highcliffe areas of Winchester. The site is also identified in the Stanmore Community Action Plan 2010-2015. Action point 5 of the Housing aims states that the allotment site should be re-developed for affordable housing:-

*Action point 5 – “Negotiate agreement to secure affordable housing for Stanmore people for future housing developments – starting with Cromwell Road Development”.*

Prior to the submission of this planning application, Radian Housing Association and the New Homes Team undertook a detailed community consultation exercise. The public were able to view the draft plans and leave written comments regarding the development. Thirteen comments were received, the majority of which were generally supportive and many respondents recognised the need for further affordable housing in the area. The tenants association (TACT) were consulted and also the residents association for Stanmore (Stanmore Combined), both groups are supportive of the proposed redevelopment of the site to provide new housing.

The proposal is for nine dwellings, with seven dwellings to be for affordable rent and the remaining two dwellings at the front of the site being for shared ownership. It is proposed that seven 3 bedroom (five person houses) and two 2 bedroom (four person) dwellings are erected. This mix of properties has been proposed because there is a pressing need for more affordable family accommodation within the district and also within Stanmore. The Council anticipates that all of the proposed accommodation will be occupied by families.

The Council will secure nomination rights to seven of the rented dwellings and will



also have influence over who occupies the shared ownership dwellings. It is anticipated that the Council will use the Local Lettings policy; this will ensure that up to 50% of the dwellings that the Council controls the nomination rights to, will be let to persons with a connection to the Stanmore area of Winchester. The dwellings will be owned and managed by Radian,

Winchester City Council's New Homes Delivery team have closely worked with Radian Housing Association during the preparation of this proposal. The proposed development is of a high quality and the New Homes Delivery team fully supports the proposal to provide 9 affordable family homes on this redundant site.

Head of Landscape (Trees) – Conditional Permission recommended following receipt of additional information.

Additional Conditions

17. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal reference RT-MME-112245-01 written by Lucy Philpott of Middlemarch Environmental Ltd, and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

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

18. No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal RT-MME-112245-01.

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

19. Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal RT-MME-112245-01 shall be agreed in writing to the Local Planning Authority.

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

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 Arboricultural Officer prior to commencement of development work.

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

21. A Final version of the Arboricultural Method Statement RT-MME-112245-02 including clarification for the method and materials that are going to be used for the retaining walls for the Cell Webb, shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site.

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

Please note. The final conclusion in the report should read as follows:

#### Conclusion

This revised application has overcome the previous reasons for refusal. Subject to satisfactory comments from the Tree Officer in respect of the protection of the important TPO trees on the site, the proposal is considered to be in accordance with Development Plan Policy and the advice contained in the NPPF and is recommended for approval.

Item No	Ref No	Address	Recommendation
03	12/01598/FUL	The Apex Centre, Church Lane, Colden Common	Refusal

#### Agenda Page: 48

**Officer Presenting: James Jenkison**

#### Public Speaking

**Objector:**

**Parish Council representative:** Mrs C Sutton

**Ward Councillor:**

**Supporter:** Patrick Barry (Agent)

#### Update

The representation indicating objections to aspects of the application has now been withdrawn.

The applicant has submitted a revised ecology report suggesting the positioning of bat boxes on fences at the rear of the site that would be 2-3 metres high. However, Hampshire County Council Ecology unit has indicated that bat boxes need to be set much higher (such as on the gables of buildings) and that fences lack permanence in that they need replacing over time. Built in roosts in the garages are the preferred option and would constitute an enhancement and placement of bat boxes on the garages would be compensation only. Refusal reason 6 is therefore still considered to be appropriate and has been modified to read:

*“As a result in the harm identified in refusal reasons 1 to 5, and because it is considered that inadequate mitigation measures are proposed it is considered that*

*the proposed development fails to meet the derogation tests set out in Regulation 53 of the Conservation of Habitats and Species Regulations 2010 and would be harmful to the interests of protected species identified as using the site contrary to policies CE10 and CE11 of the Adopted Winchester District Local Plan Review 2006.”*

The applicant has also confirmed by email a willingness to provide contributions for open space and education and to provide 2 smaller units as shared ownership dwellings. However, the refusal reasons are required to be maintained should members be minded to accept the officers recommendation for refusal. As the entire scheme is contrary to countryside (with 4 dwellings located in the defined countryside) and employment policies the offer of two of the smaller units (14% of total number of units) as shared ownership dwellings is not considered to be sufficient to overcome the policy objections to this scheme.

Item No	Ref No	Address	Recommendation
04	12/02001/FUL	Garages 1 – 9 And Part Of Garden To No 9, Bourne Close, Otterbourne	Permission

**Agenda Page: 63**

**Officer Presenting: Andrew Rushmer**

**Public Speaking**

**Objector:**

**Parish Council representative:** Mary Acton

**Ward Councillor:**

**Portfolio Holder:** Cllr Tait

**Supporter:** Mike Willenbruch and WCC New Homes Team

**Update**

The recommendation should be as follows:

‘That planning permission be granted, subject to the following conditions and the payment of financial contributions for:

- £7248.00 (Public Open Space)
- £11235.00 (Highways)
- Or other sum to be agreed in writing with the Head of Planning Management’

An additional letter of objection has been received:

*‘I wish to express new concerns regarding the proposed development at Bourne Close, Otterbourne.*

*Following a night of moderate rainfall on Saturday 3rd November the area immediately adjacent to the proposed site was severely flooded. This was not just a small amount of water but rather resembled a lake and was foul smelling. As I'm*

*sure you are aware the land around here is on a flood plain and previous plans to develop were rejected on this basis. My concern is that drainage issues have been exacerbated by a summer of heavy rainfall and the ground has not been allowed to dry out as it normally would. Therefore, this is going to be a present and ongoing problem with every downpour.*

*I envisage remedying this issue would add heavy costs to the proposed developments and make plans unfeasible.*

*I would appreciate if my comments were made available to the appropriate decision makers.'*

Amended plans have been submitted raising the levels in the car park area in order to ensure effective drainage of the site.

It is also recommended that condition 6 is more appropriate as an informative than a condition, as this issue is adequately covered by other legislation.

The Council's Tree Officer has now provided comments and stated that he has no objection to the proposal, however, he has requested that conditions be imposed in relation to protective measures in respect of the retained trees. As such, the following condition is recommended:

*'Prior to the commencement of construction activities (excluding demolition and site clearance), a tree protection plan is to be submitted to, and agreed in writing with the local planning authority, and the development is to be carried out in accordance with the approved details.'*

It is also recommended that the following informative be added:

The development is to be carried out in accordance with the amended site plan, reference number 27933 – PD101 Rev A.

As this provides for the raised levels of the car parking area.

Item No	Ref No	Address	Recommendation
05	12/01435/FUL	Winchester Trade Park, Easton Lane, Winchester	Permission

**Agenda Page: 72**

**Officer Presenting: Jill Lee**

**Public Speaking**

**Objector:**

**Parish Council representative:**

**Ward Councillor:**

**Supporter:**

Update

This item has been Deferred.

Item No	Ref No	Address	Recommendation
06	12/01776/FUL	15 King Alfred Place, Winchester	Refusal
<b>Agenda Page: 86</b>			
<b>Officer Presenting: James Jenkison</b>			
<b><u>Public Speaking</u></b>			
<b>Objector:</b>			
<b>Parish Council representative:</b>			
<b>Ward Councillor:</b> Dominic Hiscock			
<b>Supporter:</b> Mrs Locke (Applicant)			
 <u>Update</u>			
There are now 12 letters of support for this application.			

Item No	Ref No	Address	Recommendation
07	12/01923/TPO	6 Dean Close, Winchester	Permission
<b>Agenda Page: 91</b>			
<b>Officer Presenting: Ivan Gurdler</b>			
<b><u>Public Speaking</u></b>			
<b>Objector:</b>			
<b>Parish Council representative:</b>			
<b>Ward Councillor:</b>			
<b>Supporter:</b>			
 <u>Update</u>			
None			