

**PLANNING DEVELOPMENT CONTROL COMMITTEE**

**19 September 2013**

Attendance:

Councillors:

Ruffell (Chairman) (P)

Evans (P)

Gottlieb (P)

Izard (P)

Johnston

Lipscomb (P)

McLean (P)

Pearce (P)

Pearson (P)

Read (P)

Deputy Members

Councillor Rutter (Standing Deputy for Councillor Johnston)

Others in attendance who did not address the meeting:

Councillors Tait and Weston

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1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee, held on 22 August 2013, be approved and adopted.

2. **DEVELOPMENT CONTROL SCHEDULE**  
(Report PDC971 and Update Sheet refers)

The schedule of development control decisions arising from consideration of the above Report is circulated separately and forms an appendix to the minutes.

The Committee agreed to receive the Update Sheet as an addendum to Report PDC971.

By way of personal explanation, Councillors Gottlieb and Rutter stated that in respect of item 1 they were both members of the Barton Farm Forum but since the Forum did not make any recommendations or decisions on planning applications they were able to determine the application.

Councillor Izard declared a personal (but not prejudicial) interest in respect of Item 2 as he was a member of Colden Common Parish Council, but he had not been party to the Parish Council's representations with regard to the application and he spoke and voted thereon.

At the invitation of the Head of Development Management, the Committee had visited the site relating to Item 2 on 17 September 2013, to assist them in assessing the proposed development in relation to its setting and relationship with neighbouring properties. The site visit was attended by all the Councillors on the Committee, apart from Councillors Evans, Gottlieb, Lipscomb, McClean and Pearce who explained that they considered that they had sufficient knowledge of the sites to determine the application.

**Applications outside the area of the South Downs National Park (WCC):**

The following items had speakers during public participation:

**Item 2: Dunfords Business Park 89 Main Road Colden Common  
12/02700/FUL**

Mr Mole and a Parish Council representative Mrs J Bligdon spoke against the application and the applicant's agent Mr J McDermott spoke in support. After their deputations, Mr Mole and Mrs Bligdon and Mr McDermott responded to the Committee's questions.

Following debate, the Committee agreed to refuse permission for the reasons set out in the Report and subject to an amendment to reason for refusal 01, which quotes CP21 being amended to read CP20.

**Item 3: Bracken Field Glen Mobile Home Park, Main Road, Colden Common  
12/02212/FUL**

The Head of Development Management verbally updated the meeting that following the receipt of amended plans, which replaced a proposed two storey house with a bungalow, Colden Common Parish Council had now withdrawn its objection to the application.

Mrs Smith spoke in support of the application.

Following debate, the Committee agreed to grant planning permission for the reasons set out in the Report.

The following item had no public participation:

**Item 1: Barton Farm Andover Road Winchester – W00942/21FUL**

The Committee referred to the Update Sheet which stated that Basingstoke and Deane Borough Council had made no objection to the application. The Head of Development Management verbally updated the meeting that Condition 3 should be amended to delete the following words: 'Prior to the submission of the first reserved matters application'.

The Committee explored the background to the proposed variation to allow greater flexibility in the provision of the medical facility. The Corporate Director explained that the local General Practitioner (GP) providers had capacity

within their existing practices outside of the development area to provide services for the new population. The proposals were therefore in response to provider needs, with the NHS being unlikely to finance a new surgery. A drop-in medical facility could be provided within the combined medical/community building and these matters would be dealt with in full during the submission of future reserved matters applications.

Following debate, the Committee agreed to grant planning permission for the reasons set out in the Report and with the amended wording to Condition 3 as set out above.

**RESOLVED:**

That subject to an amendment to reason for refusal 01 which quotes CP21 being amended to read CP20 in respect of item 2 and Condition 3 being amended to delete the following words: 'Prior to the submission of the first reserved matters application' in respect of item 3, the decisions taken on the Development Control Applications in relation to those applications outside the area of the South Downs National Park be agreed as set out in the Schedule (appended to the minutes for information).

**Applications within the area of the South Downs National Park determined on behalf of the National Park Authority (SDNP):**

There were no applications to consider within the area of South Downs National Park.

The meeting commenced at 9.30am and concluded at 12.20pm.

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

**DECISIONS**

**19.09.2013**

PART II DEVELOPMENT CONTROL APPLICATIONS  
AND DECISIONS THEREON



Working in Partnership



**Winchester Town**

**Ward**

**St Barnabas**

**WCC Conservation  
01 Area:**

**Case No:** 13/01694/FUL

**Ref No:** W00942/21

**Date Valid:** 6 August 2013

**Grid Ref:** 447468 131155

**Team:** 2\_STH

**Case Officer:** Nick Parker

**Applicant:** Cala Homes (South) Limited

**Proposal:** (AMENDED DESCRIPTION) Variation of Conditions to permitted permission-09/02412/OUT; Condition 3; Variation to enable design codes to be submitted at the same time as the first reserved matters submission, Condition 30; Size of individual A Class uses within the local centre-requires variation following feedback from potential operators and Condition 33; Scheme to secure the provision of a medical centre-flexibility in the type and scale of medical facilities following feedback from local medical providers

**Location:** Barton Farm, Andover Road, Winchester, Hampshire, SO22 6AX

**Officer:** PER

**Recommendation:**

**Committee Decision:**

Application Permitted subject to the completion of the variation to the S106 Legal Agreements attached to planning permission ref. 09/02412/OUT and the following conditions:

**Conditions/Reasons**

1. The development hereby permitted shall not be carried out except in substantial accordance with the Masterplan drawing number PL06 Rev B ("the Masterplan") the Land Use Parameters Plan drawing number PL01 Rev B, and the Design and Access Statement dated November 2009 (as updated in April 2010) ("the DAS"). The development hereby permitted shall be built out at an average density of 38.5 dwellings per hectare in respect of the net residential area.

2. The following drawings are authorised by this planning permission:

Supporting Plans

RPS01 Rev 03 Application Boundary Plan

PL01 Rev B Land Use Parameters Plan

0710-64 Fig 4.1 Rev L Access Strategy

0710-64 Fig 4.2 Rev I Proposed Andover Road/Harestock Road Junction

0710-64 Fig 4.3 Rev K Proposed Andover Road/Well House Lane Junction  
0710-64 SK51 Proposed Andover Road/Well House Lane Junction  
0710-64 Fig 4.4 Rev I Proposed New Andover Road/Stoney Lane Junction  
0710-64 SK52 Proposed New Andover Road/Stoney Lane Junction  
0710-64 Fig 4.5 Rev B Proposed Well House Lane Shuttle Signals  
0710-64 Fig 4.6 Rev B Proposed New Andover Road  
0710-64 Fig 4.7 Rev B Proposed New Andover Road  
0710-64 Fig 4.8 Rev B Proposed New Andover Road  
0710-64 Fig 4.9 Andover Road/Berewecke Road Junction Improvements  
0710-64 Fig 10.2 Rev A Proposed Andover Road Southern Corridor Improvements

#### Illustrative Plans

PL06 Rev B Masterplan  
PL02 Rev C Developable Areas Plan  
PL03 Rev A Residential Densities  
PL04 Rev A Indicative Building Heights  
PL05 Rev B Phasing  
224/P/1000 Rev C Environmental Infrastructure Plan  
Figure 1 Biodiversity Management Plan  
0710-64 SK50 Park and Ride Light Indicative Layout

#### Design Codes

3. A detailed design code shall be submitted to and approved in writing by the local authority prior to, or concurrent with the first reserved matters submission. The detailed design code shall demonstrate how the objectives of the DAS will be met, and shall take account of the drawings referred to in Condition 2 above. No more than 1,000 dwellings hereby permitted shall be occupied until a review of the approved design code shall have been submitted to and approved in writing by the local planning authority to take account of changing circumstances and technologies. The development hereby permitted shall be carried out in accordance with the approved design code. The design code shall include the following:

- a) principles for determining quality, colour and texture of external materials and facing finishes for roofing and walls of buildings and structures including opportunities for using locally sourced and recycled construction materials;
- b) accessibility to buildings and public spaces for the disabled and physically impaired;
- c) sustainable design and construction, in order to achieve a minimum Code for Sustainable Homes Level 4 (or other such equivalent sustainability standard as may be agreed in writing by the local planning authority) for residential buildings and a 'very good' Building Research Establishment Environmental Assessment Method (BREEAM) rating for non residential buildings, maximising passive solar gains, natural ventilation, water efficiency measures and the potential for home composting and food production;
- d) measures which show how energy efficiency is being addressed to reflect policy and climate change, and show the on-site measures to be taken to

produce at least 10% of the total energy requirements of the development hereby permitted by means of renewable energy sources;

- e) built-form strategies to include density and massing, street grain and permeability, street enclosure and active frontages, type and form of buildings including relationship to plot and landmarks and vistas;
- f) principles for hard and soft landscaping including the inclusion of important trees and hedgerows;
- g) structures (including street lighting, floodlighting and boundary treatments for commercial premises, street furniture and play equipment);
- h) design of the public realm, including layout and design of squares, areas of public open space, areas for play, the allotments and cemetery;
- i) open space needs including sustainable urban drainage;
- j) conservation of flora and fauna interests;
- k) provision to be made for art;
- l) a strategy for a hierarchy of streets and spaces;
- m) alignment, width, and surface materials (quality, colour and texture) proposed for all footways, cycleways, bridleways, roads and vehicular accesses to and within the site (where relevant) and individual properties;
- n) on-street and off-street residential and commercial vehicular parking and/or loading areas;
- o) cycle parking and storage;
- p) means to discourage casual parking and to encourage parking only in designated spaces;
- q) integration of strategic utility requirements, landscaping and highway design.

4. No more than 2000 dwellings shall be constructed on the site pursuant to this planning permission.

#### Reserved Matters and Implementation

5. Approval of the details of the layout, scale, design and external appearance of any part of the residential development within each phase of the development hereby permitted and the landscaping associated with it ('the residential reserved matters') shall be obtained in writing from the local planning authority before that part of the residential development is commenced within that phase. The development shall not be carried out otherwise than in accordance with the approved details.

6. Approval of the details of the layout, scale, design and external appearance of any part of the non-residential development within each phase of the development hereby permitted and the landscaping associated with it ('the non-residential reserved matters') shall be obtained in writing from the local planning authority before that part of the non-residential development is commenced within that phase. The development shall not be carried out otherwise than in accordance with the approved details.

7. Application for approval of the residential reserved matters and non-residential reserved matters in respect of Phase 1 of the development hereby

permitted (including the primary school) shall be made to the local planning authority before the expiration of 2 years from the date of this permission.

8. Application for approval of the residential reserved matters and non-residential reserved matters in respect of each subsequent phase of the development hereby permitted shall be made to the local planning authority before the expiration of 7 years from the date of this permission.

9. Phase 1 of the development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 1 year from the date of approval of the last of the residential reserved matters or the non-residential reserved matters (as the case may be) to be approved in respect of that phase, whichever is the later.

10. Subsequent phases of the development hereby permitted shall be begun either before the expiration of 8 years from the date of this permission, or before the expiration of 1 years from the date of approval of the last of the residential reserved matters or the non-residential reserved matters (as the case may be) to be approved in respect of that phase, whichever is the later.

11. Plans and particulars submitted pursuant to Conditions 5 and 6 above shall include the following details:

- a) any proposed access road(s) including details of horizontal and vertical alignment;
- b) the layout, specification and construction programme for (1) any internal roads not covered by (a) above, (2) footpaths, (3) parking, turning and loading/unloading areas (including visibility splays), (4) cycle parking areas, (5) cycle storage facilities and (6) access facilities for the disabled (7) individual accesses;
- c) the positions, design, materials and type of boundary treatment (including all fences, walls and other means of enclosure) to be provided;
- d) details for all hard landscaped areas, footpaths and similar areas, including details of finished ground levels, all surfacing materials, and street furniture, signs, lighting, refuse storage units and other minor structures to be installed thereon;
- e) contours for all landscaping areas, together with planting plans and schedules of plants, noting species, sizes and numbers/densities, details of all trees, bushes and hedges which are to be retained and a written specification for the landscape works (including a programme for implementation, cultivation and other operations associated with plant and grass establishment);
- f) details of compliance with the principles set out in the design code as approved pursuant to Condition 3;
- g) lighting to roads, footpaths and other public areas.

12. The particulars submitted pursuant to Condition 11(e) above shall include:

- a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter (when measured over the bark at a point 1.5 metres above ground level) exceeding 75mm, identifying which trees are to be retained and the crown spread of each



retained tree;

- b) details of the species, diameter (when measured in accordance with (i) above), approximate height and an assessment of the health and stability of each retained tree;
- c) details of any proposed topping or lopping of any retained tree;
- d) details of any proposed alterations in existing ground levels and of the position of any proposed excavation within the crown spread of any retained tree.

#### Construction management

13. Before each phase of the development hereby permitted is commenced a Construction Management Plan in respect of that phase shall have been submitted to and approved in writing by the local planning authority.

Construction of each phase of the development shall not be carried out otherwise than in accordance with each approved construction management plan. Each Construction Management Plan shall include the following matters:

- a) parking and turning for vehicles of site personnel, operatives and visitors;
- b) loading and unloading of plant and materials
- c) piling techniques;
- d) storage of plant and materials;
- e) programme of works (including measures for traffic management and operating hours);
- f) provision of boundary hoarding and lighting;
- g) protection of important trees, hedgerows and other natural features;
- h) details of proposed means of dust suppression and noise mitigation;
- i) details of measures to prevent mud from vehicles leaving the site during construction.

14. No works in respect of the construction of the development hereby permitted shall be undertaken at the following times:

- a) Outside the hours of 0700 - 1800 on Mondays to Fridays (inclusive);
- b) Outside the hours of 0800 - 1300 on Saturdays;
- c) On Sundays and on public holidays.

#### Ecological Amenity Land

15. Before the development hereby permitted is commenced, a scheme for the setting out and management of land to the east of the railway line (as shown edged in red on the drawing marked "Biodiversity Management Plan Figure 1") shall be submitted to and approved in writing by the local planning authority.

The scheme shall be implemented as approved and shall include the following details:

- a) a programme for implementation;
- b) land ownership and proposals for its future management and maintenance;
- c) access arrangements to promote the provision of appropriate paths and the prevention of inappropriate access;
- d) any proposed fencing;
- e) provision of measures required for supporting stock and grazing regimes

(such as water supply, stock handling facilities, and access points for machinery);

f) management protocols e.g. planting, grazing, cutting regimes, scrub control, specific measures for individual species and habitat features required for meeting biodiversity aims and mitigating recreational pressure;

g) dog and recreation control;

h) communication to site users, including site interpretation, literature, wardening;

i) proposals to monitor the ecological and recreational impact of use of the land.

The results of monitoring will be presented (at specified intervals) to the local planning authority along with revised management plans reflecting any required changes to the management.

### Landscape and Open Space Strategy

16. Before the development hereby permitted is commenced a Landscape and Open Space Strategy (covering a period of 10 years or until completion of the development hereby permitted, whichever is the later), in respect of all the land within the red line as shown on the Masterplan, shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved Landscape and Open Space Strategy. The Landscape and Open Space Strategy shall include:

a) a programme for implementation;

b) long-term design objectives;

c) long-term management responsibilities;

d) proposals for advanced structure planting;

e) maintenance schedules for all hard and soft landscape areas and open spaces (other than privately owned domestic gardens), and any associated features.

#### Tree protection

17. The plans and particulars submitted in accordance with the Condition 13(g) above shall include:

a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75 mm, showing which trees are to be retained and the crown spread of each retained tree;

b) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;

c) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;

d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree or of any tree on land adjacent to the site;

e) details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development.

f) In this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.

Ecology

18. Before the development hereby permitted is commenced a scheme to secure the completion of any ecological mitigation and enhancement measures required for the development shall have been submitted to and approved in writing by the local planning authority. The scheme shall be carried out as approved and shall be based upon the mitigation and enhancement measures contained within the Environmental Statement dated November 2009 and shall include a programme for implementation together with proposals for the following:

- a) three metre buffer zones of longer grass on the edge of formal playing fields that border natural green spaces to provide additional reptile/invertebrate/bat foraging habitat;
- b) buffer strips (approximately 2m in size) along the edges of the site border hedgerows to maintain their diverse nature;
- c) hedgerow and grassland management to maximise biodiversity benefit;
- d) natural green space (as indicated in Chapter 12 of the DAS) to provide a mosaic of habitats including woodland with suitable long-grass rides, balancing ponds with reed beds, swales and other wet grass habitats;
- e) corridors of animal movement provided around the site (including the existing ridgeline and dry valley), linked by a series of infiltration areas having a mosaic of short and long grass habitats, running perpendicular to the main corridors;
- f) woodpiles in appropriate locations created whenever vegetation is pruned or felled;
- g) works to ditches, swales, ponds and attenuation features in or along the boundary of the site.

19. The development hereby permitted shall not be carried out otherwise than in accordance with the Flood Risk Assessment dated May 2009.

20. Before the development hereby permitted is commenced a detailed drainage strategy shall have been submitted to and approved in writing by the local planning authority. For the purposes of this condition the strategy shall be based upon the principle of sustainable drainage systems ("SuDS") as set out in Planning Policy Statement 25: Development and Flood Risk (or any revision or replacement of it) The development hereby permitted shall be carried out in accordance with the approved drainage strategy and shall include the following:

- a) a programme for implementation;
- b) proposals for the subsequent management and maintenance of the drainage system for the lifetime of the development including any arrangements for adoption by any public authority or statutory undertaker.

21. Before the development hereby permitted is carried out a scheme to dispose of foul and surface water shall have been submitted to and approved in writing by the

local planning authority. The scheme shall include a programme for implementation. The scheme shall be implemented as approved.

#### Contamination

22. Before the development is commenced a scheme to deal with contamination shall have been submitted to and approved in writing by the local planning authority. This shall include a timetable for implementation. The scheme shall conform to BS10175:2001 Investigation of Potentially Contaminated Sites - Code of Practice and Contaminated Land Reports 7 to 11 (and any replacement of them) and include the following matters, unless otherwise approved 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 any chemical and gas analysis identified as appropriate by the desk top study;
- c) a remediation strategy detailing any 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 strategy shall include nomination of a suitably qualified person to oversee the implementation of the works.

23. Prior to the occupation of the development hereby permitted, a written verification report produced by the suitably qualified person approved under the remediation strategy shall have been submitted to and approved in writing by the local planning authority. The report must demonstrate that the remediation strategy has been implemented fully.

24. Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified. 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.

#### Archaeology

25. No development in any phase shall take place unless and until an archaeological evaluation in respect of that phase shall have been carried out by a suitably qualified competent person in accordance with a specification previously submitted to and approved in writing by the local planning authority, such evaluation to be undertaken prior to any operations which may disturb or alter the level or composition of the land from its state at the date of this permission. For the purposes of this condition, the specification shall include proposals for a programme of further archaeological excavation and recording if archaeological remains are identified.

## Sustainability

26. The dwellings hereby permitted shall achieve Level 4 of the Code for Sustainable Homes. No dwelling hereby permitted shall be occupied unless a final Code Certificate has been issued for it certifying that Code Level 4 or above has been achieved.

27. The non-residential buildings hereby permitted shall achieve a BREEAM "very good" rating or above. No part of any non-residential building hereby permitted shall be occupied until a copy of a post-construction completion certificate, verifying that that building has achieved a "very good" rating, has been submitted to the local planning authority.

28. At least 10% of the energy supply of the development shall be secured from decentralised, renewable or low carbon energy sources (as described in the glossary of Planning Policy Statement 1: Planning and Climate Change (December 2007)). Details of a timetable of how this is to be achieved across the whole site, including details of physical works on site, shall be submitted to the local planning authority prior to or accompanying the first reserved matters application which is submitted pursuant to Condition 7. The development hereby permitted shall not be commenced until the details have been approved by the local planning authority. The approved details shall be implemented in accordance with the approved timetable and subsequently retained as operational.

## Commercial uses

29. The retail food store hereby permitted shall not exceed 2,000 m<sup>2</sup> (gross floorspace).

30. The 'A Class' uses (A1, A2, A3, A4 and A5) hereby permitted shall not exceed 1,000 m<sup>2</sup> (gross floorspace). The individual A1 units shall not exceed a maximum of 200 m<sup>2</sup> (gross floorspace). A4 Use(s) shall not exceed 500 m<sup>2</sup>.

31. No more than 1,000 dwellings within the development hereby permitted shall be occupied before the approved 'A Class' uses hereby permitted have been completed and are available for occupation.

32. The office use (Class B1(a)) hereby permitted shall not exceed 2,000 m<sup>2</sup> (gross floorspace). Community uses

33. Prior to submission of the reserved matters relating to the phase, or sub-phase, within which the local centre is located a scheme to secure provision of a medical facility to serve the needs of the development (if required) shall have been submitted to and approved in writing by the local planning authority. For the purposes of this condition the scheme shall include the following details:

- a) details of the operators to whom the medical centre will be offered;
- b) the mechanism for securing the construction of the medical centre;

- c) the proposed mechanism for the transfer or lease of the medical centre to the operator;
- d) a programme for the construction and completion of the centre.

The identity of the selected operator shall be notified to the local planning authority within one month of selection. The scheme shall be carried out as approved.

34. No more than 800 dwellings within the development hereby permitted shall be occupied until the medical centre shall be provided in accordance with the approved scheme and is available for use.

35. Before the development hereby permitted is commenced, a scheme to secure the provision of a children's pre-school nursery within the Local Centre shall have been submitted to and approved in writing by the local planning authority. For the purposes of this condition the scheme shall include each of the following details:

- a) the operator to whom the nursery will be offered;
- b) the proposed mechanism for the transfer or lease of the nursery to the operator;
- c) a programme for the construction and completion of the nursery.

The identity of the selected operator shall be notified to the local planning authority within one month of selection. The scheme shall be carried out as approved.

#### Park and ride

36. Before the development hereby permitted is commenced a scheme for the provision and future management of the proposed park and ride facility shall have been submitted to and approved in writing by the local planning authority. The scheme shall include:

- a) a detailed specification to include construction details, layout, lighting, CCTV, on and off-site drainage and on-site user facilities;
- b) a location plan identifying the park and ride car park;
- c) a programme for construction including proposed commencement and opening dates;
- d) proposals for the future management (including opening and closing times, days of operation, and charges payable by users) and maintenance of the park and ride facility.

No more than 650 dwellings hereby permitted shall be occupied until the park and ride facility has been completed in accordance with the approved scheme. Following completion the park and ride facility shall be provided and operated for use by the public.

#### Noise

37. Before the phase(s) of the development hereby permitted, which includes the

proposed primary school and the Local Centre, is commenced a noise mitigation scheme in respect of the school and the Local Centre shall have been submitted to and approved in writing by the local planning authority. The scheme shall accord with the details set out within Section 9 of the Environmental Statement dated November 2009. The school and the Local Centre shall not be constructed otherwise than in accordance with the approved scheme.

38. Before any phase of the development hereby permitted, which includes a CHP plant or other energy production plant, is commenced a noise mitigation scheme in respect of any such plant shall have been submitted to and approved in writing by the local planning authority. The scheme shall demonstrate that the noise levels from any proposed CHP plant will not exceed 45dB LAeq 16 hour between 07:00 and 23:00 hours and 45dB LAeq 8 hour between 23:00 and 07:00 hours. Any plant shall not be constructed otherwise than in accordance with the approved scheme.

39. Before any phase of the development hereby permitted is commenced, a scheme identifying the Noise Exposure Categories (NEC) (as defined by Annex 1 to Planning Policy Guidance Note 24) within which the dwellings and related private gardens in that phase are located, shall have been submitted to and approved in writing by the local planning authority. The scheme shall include measures to mitigate noise in relation to any dwellings falling within NEC B and NEC C. No such dwelling shall be occupied until the approved scheme has been implemented in full. No private garden shall be located within NEC C. Infrastructure

40. The infrastructure which is approved pursuant to Conditions 5 or 6 above shall be provided in accordance with the approved details before occupation of any dwelling or building which is served by that infrastructure. Highways and parking

41. The number of car parking spaces for the non-residential development shall not exceed the standards set out in the HCC Parking Standard and Strategy 2002 (or any replacement requirement in force at the time of the reserved matters application).

42. The number of car parking spaces for the residential development shall comply with the requirements set out in the Winchester City Council Parking Strategy 2009 (or any replacement requirement in force at the time of the reserved matters application).

43. Before the development hereby permitted is commenced a scheme shall have been submitted to and approved in writing by the local planning authority in respect of:

- a) improvement works to Junction 9 of the M3, as shown in principle on drawing number 0710-04 SK49;
- b) traffic queue warning signs to be installed on the A34 southbound approach to Junction 9 of the M3.

No more than 650 dwellings within the development hereby permitted shall be

occupied until these works have been completed in accordance with the approved scheme and are available for use.

### **Informatives**

1. All of the original conditions hereby attached to this permission (that have not been varied by the grant of this permission) were justified by the Secretary of State's decision on the original outline planning permission ref. 09/02412/OUT. The justification for the variation of the conditions hereby accepted are set out in the body of the Committee Report.

2. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,

- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the application was acceptable as submitted and no further assistance was required.

3. 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.

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

Local Plan Part 1 - Joint Core Strategy: DS1  
Winchester District Local Plan Review 2006: DP3, CE23

5. The applicant is advised that many of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

The name of the planning officer who dealt with application



The application case number

Your contact details

The appropriate fee.

Further information, application forms and guidance can be found on the Council's website - [www.winchester.gov.uk](http://www.winchester.gov.uk).

**Colden Common**

**Ward**

**Colden Common And Twyford**

**WCC  
02 Conservation  
Area:**

**Case No:** 12/02700/FUL

**Ref No:** W03094/17

**Date Valid:** 21 December 2012

**Grid Ref:** 448192 122335

**Team:** 2\_STH **Case Officer:** Mr Simon Avery

**Applicant:** Woodlands Laser Tag

**Proposal:** Retention of site for laser-tag business

**Location:** Dunfords Business Park, 89 Main Road, Colden Common,  
Hampshire

**Officer** REF

**Recommendation:**

**Committee Decision:**

REFUSED SUBJECT TO THE FOLLOWING REFUSAL REASON(S):-

**Conditions/Reasons**

1 The proposal is contrary to Policies CP16 and CP20 of the Winchester Local Plan Part 1 - Joint Core Strategy and Policies CE28, DP4 and RT13 of the Winchester District Local Plan Review 2006 in that:

- the land within the application has two designations as Sites of Importance for Nature Conservation Interest and also includes ancient woodland. Insufficient ecological information has been submitted to demonstrate that the proposal will not have a harmful impact upon features of ecological interest and for the Local Planning Authority to ensure it is meeting its duty under the Habitats Regulations;
- the structures and paraphernalia sited on the land in association with this use detract from the landscape character in that they are visually incompatible with Sites of Importance for Nature Conservation and an ancient woodland.
- Insufficient arboricultural information has been submitted to demonstrate that the

proposal will not have a harmful impact on trees.

### Informatives

1. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the applicant was updated of any issues after the initial site visit.

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

Local Plan Part 1 - Joint Core Strategy: DS1, MTRA2, MTRA4, CP8, CP13, CP16, CP17, CP20

Winchester District Local Plan Review 2006: DP3, DP4, CE28, RT13, T2, T4

**Colden Common**

**Ward**

**Colden Common And Twyford**

**WCC  
03 Conservation  
Area:**

**Case No:** 12/02212/FUL

**Ref No:** W00536/12

**Date Valid:** 19 October 2012

**Grid Ref:** 448456 121935

**Team:** EAST

**Case Officer:** Mr Simon Avery

**Applicant:** Mrs J Smith

**Proposal:** Removal of existing mobile home and construction of detached family house and office for caravan park owner.

**Location:** Bracken Field Glen, Mobile Home Park, Main Road, Colden Common, Winchester, Hampshire, SO21 1TE

**Officer** PER

**Recommendation:**

**Committee Decision:**

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

## Conditions/Reasons

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

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

2 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

3 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

4 Details of protective measures, including fencing, in accordance with BS5837:2012: Trees, shall be submitted to and approved in writing before works commence on site in order to protect trees to the front of the site and the planting to the rear of the existing mobile home. The protective measures shall be installed in accordance with the approved details 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.

5 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the management of Glen Mobile Park, or a widow or widower of such a person, and to any resident dependants. The area of the building hereby approved shown hatched grey on drawing No. 120065/02C shall be provided before the dwelling hereby permitted is first occupied and thereafter it be retained and kept available for use as an office in association with the management of the mobile home park and shall not be used as part of the residential accommodation of the dwelling.

Reason: The site is in an area where new permanent dwellings are not normally permitted except where there is an overriding need in the interests of mobile home park and to comply with Policy CE23 of the Winchester District Local Plan and ensure that the proposal does not reduce the stock of smaller or more affordable dwellings in the countryside.

6 Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the dwelling hereby approved is first occupied.

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

7 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, B, C, D, E or F of Part 1 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

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

8 Prior to any works of commencement the applicant shall submit and have approved in writing by the local planning authority a statement outlining the proposed sustainable design and construction to comply with policy CP11 of the Local Plan Part 1 - Joint Core Strategy. The statement should include the measures required to achieve a minimum Code for Sustainable Homes (CSH) for Housing Level 4 for Water and Level 5 for Energy, except where it can be demonstrated that this is not practical or feasible. In the event that the code levels cannot be met, the development should then follow the specified hierarchical approach in CP11 to achieve the carbon reductions set out in the policy. Development shall be undertaken in accordance with the approved details.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012, the policies of the South East Plan and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 (Joint Core Strategy).

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 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.

11 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.

12 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, 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.

Reason: To ensure a satisfactory relationship between the new development and adjacent buildings and amenity areas.

### **Informatives**

1. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the applicant was updated of any issues after the initial site visit.

2. 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.

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

Local Plan Part 1 - Joint Core Strategy: DS1, MTRA1, MTRA2, MTRA4, CP6, CP7, CP11, CP20

Winchester District Local Plan Review 2006: DP3, DP4, DP5, CE23, H10, T2, T4

4. 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.

5. 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.

6. The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

The name of the planning officer who dealt with application

The application case number

Your contact details

The appropriate fee.

Further information, application forms and guidance can be found on the Council's website - [www.winchester.gov.uk](http://www.winchester.gov.uk).

7. A formal application for connection to the public sewerage system is required in order to service this development. Please contact Atkins Ltd, Anglo St, James House, 39A Southgate Street, Winchester S023 9EH, Tel 01962 858688 or [www.southernwater.co.uk](http://www.southernwater.co.uk).