

PLANNING COMMITTEE

26 March 2015

Attendance:

Councillors:

Ruffell (Chairman) (P)

Evans
Izard (P)
Johnston (P)
Lipscomb (P) (for Items 1-3)
McLean (P)

Read (P)
Rutter (P)
Scott (P)
Weston (P)

Others in attendance who addressed the meeting:

Councillor Henry.

1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee, held on 5 March 2015, be approved and adopted.

2. **PLANNING APPLICATIONS SCHEDULE**
(Report PDC1022 and Update Sheet refers)

The schedule of planning application 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 PDC1022.

Councillor Lipscomb declared a personal (but not prejudicial) interest in respect of Item 1 as he was a member of the Council of the City of Winchester Trust, which had commented on these applications. However, he had taken no part in the Trust's consideration of these items and he spoke and voted thereon.

Councillor Lipscomb also declared a disclosable pecuniary interest in respect of Item 1 as he was the Council's appointee on the board of the South Downs National Park Authority, which had commented on this application. However,

as there was no material conflict of interest in this item, he remained in the room and spoke and voted under the dispensation granted by the Monitoring Officer on behalf of the Standards Committee.

At the invitation of the Head of Development Management, the Committee had visited the site relating to Item 1 on 24 March 2015, to assist them in assessing the proposed development in relation to the setting and relationship with neighbouring properties. The site visit was attended by the Members present on the Committee, with the exception of Councillors Izard and Weston who explained that they considered that they had sufficient knowledge of the site to determine the application.

Applications inside the area of the South Downs National Park:

Item 1: Reserved matters application seeking approval of scale layout appearance and landscaping including external lighting. For demolition of existing feed mill and associated buildings redevelopment for a mix of C2, D1, B1 (A) and B8 uses (Outline Planning Permission 08/02924/OUT) – Humphries Farm, Hazeley Road, Twyford, Winchester
Case number: SDNP/014/05196/REM

The Head of Development Management referred Members to the Update Sheet which stated that changes had been made to the external materials pallet and summarised the proposed amendments which had been applied to the whole scheme, as set out in the Update Sheet.

Officers drew Members' attention to the application which was in relation to reserve matters; looking specifically at design, layout, appearance, landscaping and external lighting and reminded the Committee that outline planning consent had been granted in 2010.

During public participation, Chris Corcoran representing Twyford Parish Council spoke in objection to the application and Jonathan Humphrey (Applicant) spoke in support and both answered Members' questions thereon.

During public participation, Councillor Henry spoke on this item in her capacity as the Ward Member.

In summary, Councillor Henry stated that she supported objections to the amendments from the application granted in 2010 which increased the capacity of the care home from 96 beds to 131, constituting a 36% rise overall and was therefore of the opinion that the application was contrary to policies MTRA(3) and MTRA(4) due to the increased traffic generation. It was noted that the traffic to the main road infrastructure surrounding the site was already under great pressure, particularly during peak hours and this would further exacerbate the situation. In response to questions, Councillor Henry acknowledged that there was a strong need for care home facilities but felt that provision of this needed to be proportionate to the site location where there needed to be sufficient transport infrastructure to support an application on this scale.

Members received a response from highway officers to address the traffic concerns and were informed that a traffic report had been carried out in September 2014, which looked at traffic generation due to the increase in bed numbers, this indicated a minimum increase to visits to and from the site which would not have a significant impact to trip numbers.

At the conclusion of debate, the Committee agreed to grant permission for the reasons (and subject to the conditions and informatives) as set out in the Report and the Update Sheet.

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

Item 2: Stationing of a twin-unit mobile home for occupation by a site warden/manager for a temporary period of three years – Scotts Haven, Maybush Lane, Soberton, Southampton .
Case number: 14/02869/FUL / W21566/06

During public participation, Bob Tutton (Agent) spoke in support to the application and answered Members' questions thereon.

At the conclusion of debate, the Committee agreed to refuse the application for the reasons (and in accordance with the informatives) as set out in the Report.

Item 3: 1 no, Cedar to fell – 53 Dean Lane, Winchester, SO22 5JR
Case number: 14/02768/TPO / WTPO/1797/01

The Head of Development Management referred Members to the Update Sheet which stated that one objector was now content with the application, on the proviso that the conditions be agreed, as per the report recommendation, should the Committee be minded to approve the application.

During public participation, Christopher Chambers spoke in objection to the application and answered Members' questions thereon.

At the conclusion of debate, the Committee agreed to grant permission for the reasons (and subject to the conditions) as set out in the Report.

RESOLVED:

1. That the decisions taken on the Planning 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; and
2. That the decision taken on the Planning Application in relation to the application inside the area of the South Downs National Park be agreed as set out in the Schedule (appended to the minutes for information)

3. **CONFIRMATION OF TREE PRESERVATION ORDER 2133 – FOULIS COTTAGE, 180 MAIN ROAD, FISHERS POND**
(Report PDC1023 refers)

RESOLVED:

That, having taken into consideration the representations received, Tree Preservation Order 2133 be confirmed.

4. **PLANNING APPEALS – SUMMARY OF DECISIONS (APRIL 2014 TO DECEMBER 2015.**
(Report PDC1021 refers)

RESOLVED:

That the Report be noted.

The meeting commenced at 9.30am and concluded at 12.15pm.

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

DECISIONS

26.03.2015

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON



Working in Partnership



Twyford Ward Colden Common & Twyford

01 Conservation Area:
Case No: SDNP/14/05196/REM
Ref No:
Date Valid:
Grid Ref:
Team: **Case Officer:**
 David Rothery
Applicant: Mr Jonathan Humphrey
Proposal: Reserved matters application seeking approval of scale
 Layout appearance and landscaping including external
 Lighting. For demolition of existing feed mill and
 Associated buildings redevelopment for a mix of C2 D1 B1(A)
 And B8 uses(Outline Planning Permission)
Location: Humphries Farm, Hazeley Road, Twyford
Officer: PER
Recommendation:

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

It is recommended that the application be approved subject to the conditions set out below

1. The development hereby permitted shall be carried out in accordance with the following plans:

Plan Type	Reference	Version	Date on Plan	Status
Plans -	1491/1-01	Rev A	10.10.2014	Approved
Plans -	1491/1-06	Rev B	10.10.2014	Approved
Plans -	1491/4-01		10.10.2014	Approved
Plans -	1491/4-02		10.10.2014	Approved
Plans -	1491/4-03		26.02.2015	Approved
Plans -	1491/6-01		10.10.2014	Approved
Plans -	1491/6-02		10.10.2014	Approved
Plans -	1491/3-02		10.10.2014	Approved
Plans -	1491/3-01		10.10.2014	Approved
Plans -	1491/2-01		10.10.2014	Approved
Plans -	1491/1-07	Rev E	26.02.2015	Approved
Plans -	1491/1-05	Rev C	26.02.2015	Approved
Plans -	1491/1-03	Rev F	10.10.2014	Approved
Plans -	1491/7-02	Rev A	20.02.2015	Approved
Plans -	1491/5-05	Rev B	20.02.2015	Approved

Plans -	1491/5-04	Rev B	20.02.2015	Approved
Plans -	1491/5-03	Rev B	20.02.2015	Approved
Plans -	1491/5-02	Rev B	20.02.2015	Approved
Plans -	1491/5-01	Rev A	20.02.2015	Approved
Plans -	1491/2-02	Rev A	20.02.2015	Approved
Plans -	1491/2-03	Rev A	20.02.2015	Approved
Plans -	1491/5-06		20.02.2015	Approved
Plans -	1491/5-07	Rev A	20.02.2015	Approved
Plans -	1491/5-08	Rev B	20.02.2015	Approved
Plans -	1491/7-03		20.02.2015	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.

2. This application hereby approves the matters reserved by Condition 2 (the reserved matters) and 6 (landscaping) of Outline Planning Permission 08/02924/OUT for the following:

Appearance
Landscaping
Layout
Scale

Details in accordance with Conditions 3 (phasing), 9 (drainage), 10 (levels), 12 (land contamination), 16 (piling), 17 (hazardous materials), and 20 (sustainability strategy) are not approved and are to be submitted and approved pursuant to further conditions as indicated below (Condition 2).

Reason: In order to clarify and approve the reserved matters.

3. Prior to commencement of development, details of the following shall be submitted to and approved in writing by the Local Planning Authority. All development shall be undertaken in accordance with such approvals unless the written approval of the Local Planning Authority is first obtained for any variation thereto.

- a) a phasing programme
- b) the drainage system for the site including the disposal of surface and foul water
- c) floor slab levels and existing and proposed ground levels
- d) a scheme to deal with soil and ground water contamination
- e) piling or any other foundation designs using penetrative methods
- f) scheme for the storage of hazardous materials and proposed methods of decontaminating tanks, demolition and construction together with the provision of vehicle wash-down facilities
- g) a sustainability strategy as detailed in Condition 20 on the outline permission

Reason: To comply with the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) and in the interest of good planning and to ensure that development occurs

in a structured and timely manner to minimise the likely adverse effects on the amenities of the area and avoid protracted or piecemeal implementation.

4. Large scale 1:100 fully annotated plans of the retained tree belt north-west of proposed unit 2 and the tree group north of proposed unit 3, together with the proposed alignment of footpaths, footways, cycleways, carriageways and service runs, together with the indication of any tree loss or hedgerow removal and compensatory replacement planting shall be submitted to and approved in writing by the Local Planning Authority, prior to commencement of works (including site clearance and demolition of structures) on site. The details as approved relating to these areas shall be implemented as part of the landscape planting scheme for the site (Outline Permission Conditions 6 and 7).

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

5. No development shall take place until details and samples of all external materials and windows to be used in the construction of the buildings and details of hard-surfaced areas (consideration should be given to the use of permeable surfacing for the car parking and manoeuvring areas) of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to that material being used in the design element of that building. The external materials shall comprise those listed on the approved drawings unless otherwise agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development is of a high quality given its scale within the landscape.

6. No works on the development hereby permitted shall commence until a BREEAM 2008 pre-assessment for that element of the scheme has been submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority. This submission shall demonstrate how the development will achieve a minimum rating of 'excellent' under the BREEAM 2008 method of assessment. Thereafter, the development shall not be carried out other than in accordance with the approved assessment, or any subsequent revision approved in writing by the Local Planning Authority, which shall achieve a minimum rating of BREEAM 'excellent' or other such rating as may be agreed by the Local Planning Authority. No building shall be occupied until such time as it has achieved a minimum rating of BREEAM 2008 'excellent'.

Reason: To ensure that the development is sustainable and accords with policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy

Informatives:

Added Value

In reaching this decision the local planning authority has worked with the

applicant in a positive and proactive way, in line with the NPPF. Applicant was advised of concerns in respect to landscaping, lighting and building positioning and amended plans were submitted to address these matters.

This permission is granted for the following reasons:

1. 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:

Policy DP.2 (master planning); DP.3 (design and character of local environment); DP.4 (landscape and built environment); DP.5 (amenity open space); DP.13 (contaminated land); T.2 (access); T.3 (layout); T.4 (parking standards)

National Planning Policy Framework

Government policy promotes a 'sequential' approach to the location of development which is likely to attract large numbers of visitors or be a major generator of travel, directing it primarily to town centres.

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

4. All building works, including demolition, construction and machinery or plant operation shall only be carried out between the hours of 0800 and 1800hrs Monday to Friday and between 0800 and 1300hrs Saturday and at no such 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.

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

6. It is recommended that the Tree Officer is informed once protective

measures have been installed so that they can be inspected and deemed appropriate. Evidence will also be required to demonstrate that the protective measures have been installed prior to any demolition, construction or groundwork commences on the site and to show that it has remained until the development is completed before the relevant condition may be discharged.

7. All waste materials arising from the removal of the earth bund are disposed of offsite at a licenced waste facility. Reuse of the material on site for development other than that as hereby approved may constitute operational development and require planning permission.

Soberton

Ward

Swanmore And Newtown

02 Conservation

Area:

Case No: 14/02869/FUL

Ref No: W21566/06

Date Valid: 6 January 2015

Grid Ref: 460856 114241

Team: 2_STH

Case Officer: Mr Simon Avery

Applicant: Mrs D Scott

Proposal: Stationing of a twin-unit mobile home for occupation by a site warden/manager for a temporary period of three years

Location: Scotts Haven Maybush Lane Soberton Southampton Hampshire SO32 3QF

Officer REF

Recommendation:

Committee Decision:

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

Conditions/Reasons

1 The proposal is contrary to Policy MTRA4 of the Winchester Local Plan Part 1 - Joint Core Strategy, Policies CE19 and CE22 of the Winchester District Local Plan Review 2006 and paragraph 55 of the National Planning Policy Framework in that there is not adequate justification for this new residential accommodation in the countryside.

Informatives

If, within a period of 5 years from the date of planting, the tree (or any other tree planted in replacement for it) is removed, uprooted, destroyed or dies, another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the local planning authority give their written consent.

Replacement of trees is enforceable in law and failure to comply with the condition could result in the issue of a tree replacement notice and prosecution if the local planning authority believes that the criteria of the condition has not been met.

Reason: To maintain the tree cover and the contribution that trees make to the character and amenity of the area

2 The Ginkgo tree is to be planted, staked and maintained in accordance with BS 8545:2014

Reason: To ensure the tree establishes and becomes independent in the landscape.

PDC 1023

Conservation

Area:

Case No: TPO 2133

Ref No:

Date Valid:

Grid Ref:

Team:

Case Officer: Tom Gregory

Applicant:

Proposal:

Location: Foulis Cottage, 180 Main Road, Fishers Pond

Officer Confirmation of TPO

Recommendation:

Committee Decision:

That TPO 2133 be confirmed
