

PLANNING DEVELOPMENT CONTROL (VIEWING) SUB - COMMITTEE**4 May 2004****Attendance:****Councillors:**

Busher (Chairman) (P)

Davies (P)
Johnston (P)Read
Sutton (P)**Others in attendance:**

Councillor Hatch

Officers in attendance:Mrs S Proudlock (Team Leader, Planning)
Miss E Norgate (Principal Planning Officer)

1. **ERECTION OF ONE 3 STOREY OFFICE BUILDING AND ONE 2 STOREY FLEXIBLE B1 USE BUILDING WITH ASSOCIATED ACCESS WORKS, PARKING, DISTRIBUTOR ROAD AND LANDSCAPING (DETAILS IN COMPLIANCE WITH OUTLINE PLANNING PERMISSION W12503/03) – LAND AT SOLENT 2 BUSINESS PARK, ROOKERY AVENUE, WHITELEY, HAMPSHIRE**

The Sub-Committee met at the application site. The Chairman welcomed to the meeting Mr D Simpson, Architect and Mr N Holland from RPS Planning, representing the applicant, together with three representatives of Whiteley Parish Council.

At the meeting of the Planning Development Control Committee held on the 22 April 2004, it had been agreed that the Viewing Sub-Committee should visit the site to assess issues including the ecology of the site (including the SINC), the treatment of the landscaping, traffic issues relating to the proposed additional roundabout and safe routes to school issues. The detail of the application is contained within report PDC411, which was considered by Committee on the 22 April 2004.

In summary this was a reserve matters application, which covered part of the site granted outline consent in March 2003. The development comprised a total floor space of 18,617m² in two buildings on 4.2 hectares. The larger flexible use building to the east of the central landscaping belt consisted of a 14,876m² building and was 14m in height to the eaves. The three storey B1 office building to be located to the west of the central landscaping area, which included a stream, was 11.4m to the eaves. The two buildings would be linked by a raised glazed walkway to ensure the retention of the stream and landscaping to the centre of the site. The details of consultations and representations were as set out in report PDC411.

In observing the site, members of the Sub-Committee noted the retained landscaping belts, the positioning of the access roundabouts, the position of certain ecological points of interest, including the SINC and also the physical barrier that had been placed on site to retain threatened reptiles from the grass area which was earmarked for development.

At the invitation of the Chairman, Councillor Hatch, a Ward Member, raised a number of points for clarification. She requested further details on the positioning and treatment of the green way across the site. This would extend from the existing green way adjacent to Mollison Rise to cross Rookery Avenue to the principal schools in the area. The route would proceed by an underpass under Whiteley Way to cross a wooded area outside of the applicant's control and therefrom via the retained hedgerow and trees forming the green way on the application site. She asked whether sufficient consideration had been given to making this route safe for children and that adequate pavements would be provided.

Councillor Hatch also asked questions about the traffic situation in the Whiteley area and the provision within the proposals for providing adequate car parking on site for employees and the arrangements for public transport for the benefit of both employees and local residents. For instance, she noted that there was no provision of a lay-by for buses on Rookery Avenue or the provision of a pavement for employees to access a bus stop.

In response, Mrs Proudlock explained that the provision of a suitable pedestrian crossing in Rookery Avenue in conjunction with the green ways was covered by a legal agreement. The provision of a safe route to school for the children accessing the green way through the applicant's site and via adjacent land, would be subject to further consideration.

Mrs Proudlock added that a variation to the legal agreement was close to being signed between the applicant and Hampshire County Council whereby the developer was willing to offer more than in the original consent by means of additional payment for improved traffic access arrangements in the local area. These monies would be for general highway improvements within the locality and not necessarily for specific works in relation to the proposed development. The applicant added that the payments to the County Council and the variation to the legal agreement would allow the County to consider wider solutions than simply concentrating on improving Segensworth roundabout. Mr Holland also clarified that Hampshire County Council would adopt the rights of way and the greenways.

Councillor Hatch commented that there was substantial sums of monies retained by Hampshire County Council for traffic improvements for Whiteley, but this had principally be spent on improvements outside of Whiteley Parish, and particularly on Segensworth roundabout, which was located in Fareham Borough Council's area. She noted the applicant's comment that monies had already been paid to Hampshire County Council in respect of the proposed development for highway improvements and these were now held in account until 100,000ft² of development had taken place, which would be a trigger point for their release. However, she suggested that pressure be brought on Hampshire County Council that these monies be spent in a more equitable way to improve the traffic situation throughout Whiteley.

The Sub-Committee supported Councillor Hatch in this request and suggested that a letter be written on behalf of the Planning Development Control Committee to Hampshire County Council on this matter. This letter would be directed to Councillor Estlin who was a County Ward Member for the Fareham Western area and also the Executive Member for Environment at Hampshire County Council. The letter would urge the County to consider issues for the safer access for children by the provision of pavements and adequate security on the green ways proposed to link present residential dwellings to local schools in the area across the development site and through adjacent land.

Mrs Proudlock continued that Hampshire County Council's Ecologist had commented that the loss of grassland was regrettable and following doubts over the success of the proposals to retain the SINC, it was a wish to see Nature Conservation Mitigation and Management Plan and a detailed survey report. The Sub-Committee noted that the central wooded area would be retained. It was the wish of Councillor Hatch that the wild nature of the site be retained and that the site should not be manicured, which was a deterrent to wildlife. She also requested that rubbish be cleared from the site to help maintain its appearance.

At the invitation of the Chairman Mr Hall from Whiteley Parish Council outlined the Parish Council's representations on the application. In summary Mr Hall stated that Fareham Borough Council also objected to the application. The Parish Council's concerns related to the provision of the new access, parking arrangements and the travel plan. Mr Hall stated that the number of car parking spaces had increased from 291 in the original application to 426 in the amended application and that the Parish Council had not been formally informed of this fact. These figures only represented one third of the potential development area of the site. There was concern over the additional traffic to be generated by the proposals and the impact of a new access on Rookery Avenue as well as the safety concerns for local children crossing Rookery Avenue as part of the greenway scheme. He asked the Sub-Committee to note that there were 3,600 employees approximately in the local area together with 3,000 residents and only one entrance and exit via Whiteley Way to the entire Whiteley development. This was anticipated to grow to 12,000 in three to four years when the remaining development was completed and he urged the Sub-Committee to take into account the impact of the traffic generation from this continued trend.

Mr Hall also commented on the mix between office and warehousing within the scheme. Mrs Proudlock explained that B8 use covered warehousing but the consent to be provided was for B1 use, which could include an element of warehousing and storage. The applicant added that there was no restriction on the type of lorries that could access the site.

Mrs Achwal representing Whiteley Parish Council commented that Whiteley was a pleasant place to live and work but the traffic situation and the long delays in access continued to cause problems and she was concerned at the potential of a major fire in the local area and the problems that could potentially occur.

Mr Wright representing Whiteley Parish Council also commented on the traffic situation and added that the Nature Conservation Mitigation and Management Plan as requested by Hampshire County Council Ecology had not been forthcoming. Miss Norgate explained that the plan would need to be prepared to the satisfaction of the Local Planning Authority before final consent was permitted.

In answer to points raised, representatives of the applicant explained that a specific end user had been identified for the present proposals and it was a specific need for this end user to have increased car parking provision over that originally agreed, and, after negotiation, Hampshire County Council had also concurred with this request. It was the intention that this would take away the potential for parking on the roads, which had occurred following under provision for car parking in other developments within the Whiteley area. A work travel plan had been included as part of the proposals and also a legal restriction to prevent car parking on the highway. The applicant also commented that development of the site would be phased to allow for changes in market conditions.

In conclusion, the Sub-Committee noted that the proposals were part of the Whiteley Master Plan and that the application was details in compliance with the outline permission already granted. Therefore, many of the issues raised, for example, the crossing of Rookery Avenue as part of the safe route to schools initiatives and the issues relating to ecology were already covered by legal agreement or a condition. It was agreed that correspondence be entered into with Councillor Estlin at Hampshire County Council regarding the safe routes to school for children and to urge that monies be spent to improve the traffic situation in Whiteley. The Sub-Committee also requested that Committee looked at the design details. The purpose of the site visit had been to look at the site and the highway issues concerned. Therefore, all Members present recommended that the application be approved subject to consideration of the design details and to correspondence with Hampshire County Council as set out above.

RECOMMENDED:

That the application be approved – subject to the following condition(s):

1 Conditions/Reasons:

01 APPROVE THE "MATTERS RESERVED" BY CONDITION:-

PART

- siting;
- design;
- external appearance of the development;
- means of access.

Of outline Planning Permission W12503 and subject to the following conditions:

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

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

03 No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

03 - existing and proposed finished levels or contours:

03 - means of enclosure, including any retaining structures:

03 - other vehicle and pedestrian access and circulation areas:

03 - hard surfacing materials:

03 - minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc):

03 - proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):

03 Soft landscape details shall include the following as relevant:

03 - planting plans:

03 - written specifications (including cultivation and other operations associated with plant and grass establishment:

03 - schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:

03 - retained areas of grassland cover, scrub, hedgerow, trees and woodland;

03 - manner and treatment of watercourses, ditches and banks:

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

04 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. 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.

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

05 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas, specifically the woodland area to the front of the site, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the details hereby approved.

05 Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation and historic significance.

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

06 Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation and historic significance.

07 In this condition "retained tree" meaning an existing tree which is to be retained in accordance with the approved plans and particulars, and paragraphs (a) and (b) below shall have effect until the expiration of, from the date of the occupation of the building(s) for its permitted use.

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

b) If any tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time as may be specified in writing by the Local Planning Authority.

c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with details to be submitted to and approved in writing by the Local Planning Authority before any equipment, machinery or materials are brought onto site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor any excavation made without the written consent of the Local Planning Authority.

07 Reason: To ensure the protection of trees to be retained.

08 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.

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

09 Details of the design of building foundations and the layout, with positions, dimensions and levels of service trenches, ditches, drains and other excavations on site, insofar as they affect trees and hedgerows on or adjoining the site, shall be submitted to and approved in writing by the Local Planning Authority before any works on the site are commenced.

09 Reason: To ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

10 Details of all works to trees (on or adjacent to the site), must be submitted to and approved in writing by the Local Planning Authority prior to the commencement of those works. All tree surgery/works shall be carried out in accordance with the relevant recommendations of BS 3998 Tree Work.

10 Reason: To ensure the continuity of amenity afforded by the tree(s) in question.

11 No development shall be commenced until a scheme for the provision of a surface water regulation system is designed and implemented to the satisfaction of the Local Planning Authority. (Supported by detailed calculations). The regulation system of the site must ensure that the runoff from 1% probability storm is controlled

and will restrict the outflow to that which would have occurred had the site been a greenfield. The scheme shall include a maintenance programme and establish ownership of the storage system of the future.

11 Reason: To prevent flooding and ensure future maintenance.

12 Details of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby approved unless otherwise agreed in writing by the Local Planning Authority. The Sustainable Urban Drainage System should ensure that the native hydrological conditions are maintained.

12 Reason: In order to ensure a satisfactory sustainable urban drainage system which will protect and enhance natural vegetation and ecology.

13 All surface water from roofs shall be piped to an approved water surface system using sealed down pipes. Open gullies shall not be used.

13 Reason: To prevent pollution of the water environment.

14 During construction any facilities for the storage of fuels shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is multiple tankage, the bund capacity shall be 110% of the largest tank or 25% of the total capacity of all the tanks, whichever is the greater. All filling points, vents, gauges and sight glasses and overflow pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging onto the ground. Associated pipework shall be located above ground wherever possible and protected from accidental damage.

14 Reason: To prevent pollution of the water environment.

15 The development hereby approved shall not commence until a Nature Conservation Mitigation and Management Plan is submitted to and approved in writing by the Local Planning Authority in consultation with Hampshire County Council.

15 Reason: In the interests of nature conservation and to protect the habitat of the site.

16 A buffer zone 10m wide should be retained on both sides of the stream shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before development commences.

16 Reason: To prevent undisturbed refuges for wildlife using the river corridor.

17 The development hereby approved shall not be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority and Hampshire County Council. The Travel Plan shall include the following elements:-

- measures to regulate the management and use of car parking areas;
- measures to encourage car sharing;
- the appointment of a site travel plans co-ordinator;

If users associated with the development are regularly parked on Rookery Avenue as identified by the monitoring exercise then the occupiers will fund the implementation of appropriate parking restriction measures as required by the Highway Authority or other measures agreed between the occupiers, the Local Planning Authority and Hampshire County Council.

17 Reason: To promote alternative modes of transport to the private motor car and reduce the need to travel.

18 Any other conditions on completion of consultations.

Informatives

01. 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 materials considerations do not have sufficient weight to justify a refusal of the application. in accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: UB3, T4, T5, T6, EC1

Winchester District Local Plan Proposals: NC1, NC6, NC7, EN5, T9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: S21, DP5, S20, E1, T2, T3, T4

03. If it is proposed to fill, divert or culvert a watercourse the applicant requires prior written approval of the Agency under section 23 of the Land Drainage Act 1991. The Agency has environmental obligations and a presumption against culverting of watercourses and would not normally consent such works.

The meeting commenced at 9.30am and concluded at 10.50am

Chairman