

## PLANNING DEVELOPMENT CONTROL COMMITTEE

6 March 2014

Attendance:

Councillors:

Ruffell (Chairman) (P)

Clear (P)

Evans

Izard

Johnston (P)

Lipscomb

McLean (P)

Pearce (P)

Pearson (P)

Read (P)

Deputy Members

Councillors Rutter (Standing Deputy for Councillor Izard), Newman-Mckie (Standing Deputy for Councillor Evans) and Phillips (Standing Deputy for Councillor Lipscomb)

Others in attendance who addressed the meeting:

Councillors Laming, Scott, Warwick and Weston

Others in attendance who did not address the meeting:

Councillors Tait and Weir

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1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee, held on 6 February 2014, be approved and adopted.

2. **DEVELOPMENT CONTROL SCHEDULE**  
(Report PDC988 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 PDC988.

Councillor Ruffell declared a personal and prejudicial interest in respect of Item 1 as the objector to the scheme who spoke in public participation was known to him and on occasion hired his home and he withdrew from the meeting for consideration of this item.

Councillor Pearson declared a personal (but not prejudicial) interest in respect of Item 1 as he was a Ward Councillor and was also on the Swanmore College Community Committee, but this item had not been discussed by that Committee and he spoke and voted on the item.

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

The following items had speakers during public participation:

Item 1: Residential development of 70no. dwellings comprising 2no. one bed flats, 4no. two bed flats, 10no. two bed houses, 40no. three bed houses, 6 no. four bed houses and 8no. five bed houses with associated access, parking and landscaping (RESUBMISSION) – Swanmore College of Technology, New Road, Swanmore. Case No 13/02274/FUL.

The Head of Development Management drew attention to the Update Sheet. This set out additional information relating to an amended site plan which showed slight changes arising from the re-distribution of some of the affordable housing; that one additional objection had been received and that the applicant had progressed a signed Unilateral Undertaking as set out in the Report. In the event that the planning permission was not issued before 7 April 2014, the Community Infrastructure Levy (CIL) would be payable instead of open space/transport contributions.

The Head of Development Management advised that the total amount payable prior to 7 April was £376,362. On or after 7 April when CIL was introduced, the amount would be £378,880.

Mrs Pelly spoke in objection to the application and Mr Carrington (applicant) and Mr Thomas spoke in support and each responded to questions from the Committee.

As a Ward Member, Councillor Weston spoke on this item and answered questions of the Committee.

In summary, Councillor Weston stated that she supported the scheme as the developer had addressed the concerns of the previous application and had undertaken considerable consultation. The scheme would provide improved playing fields and 28 units of affordable housing with a good housing mix. The landscape content of the scheme was strong and car parking requirements had been met. There was parking on roads around the school at drop off and pick up times, but safety issues could be taken on.

The Head of Development Management informed the Committee that Conditions 6, 7 and 8 would address the requests of the Committee to have a good landscaping scheme with strong boundary treatments and maintenance. The Construction Management Plan would also ensure that heavy plant would not be delivered or collected at school times.

Following debate, the Committee agreed to grant planning permission for the reasons (and subject to the conditions) set out in the Report.

Item 2: Erection of 2no. dwellings (OUTLINE – considering access) – Land adjacent to 24 Downside Road, Winchester - Case no. 13/02506/FUL.

The Head of Development Management referred to the Update Sheet and stated that since publication of the report the Section 106 legal agreement had been entered into. Should planning permission be granted then the decision could be issued quickly.

Mrs Oldfield spoke in objection and Mr Donohue (agent) spoke in support of the application and each answered questions from members of the Committee.

The Head of Estates answered questions from the Committee in respect of the levels of financial contributions for affordable housing. It was explained that the figures had been subject to an independent valuation by an external valuer and reflected the viability appraisal of this outline scheme.

Following debate, the Committee agreed to grant planning permission for the reasons (and subject to the conditions) as set out in the Report, subject to Condition 5 being amended to include the addition of the following words: “and details of the storage of materials during development” and an informative that the layout of the drainage infrastructure should not impact on the trees.

Item 3: Residential redevelopment comprising single terrace of 4no. three bed dwellings, including front parking area and landscaping – 8 Chilbolton Avenue, Winchester – 13/02429/FUL.

The Head of Development Management referred to the Update Sheet and stated that since publication of the Report the contributions arising from the Section 106 agreement had been paid upfront and the upfront payment forms had been signed, details of which are set out in the resolution below. Correspondence had also been received from Mr S Brine MP forwarding on an objection from Mr Goodall at 23 Bath Place.

Mrs Goodall and Mr Heap spoke in objection to the application and Mr Doswell spoke in support and each answered questions from members of the Committee.

Following debate, the Committee agreed to grant planning permission for the reasons (and subject to the conditions) as set out in the Report and as revised in the Update Sheet.

Item 4: Erection of 1no. detached dwelling with detached garage - 6 Dean Close, Winchester – Case no. 13/02859/FUL.

The Head of Development Management referred to the Update Sheet. The applicant had indicated that they would enter into a Section 106 undertaking in respect of the relevant contributions. However, in the event that the Decision was not issued before 7 April 2014, the planning permission would be subject to the Community Infrastructure Levy at a rate of £120 per square metre of Gross Internal Floor Area. In this case that would be £32,160 plus the affordable housing contribution of £54,800. Since publication of the Report one additional letter of objection had been received, but this did not alter the officer's recommendation.

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

Item 5: Reserved matters in respect of 200 dwellings, 200 space park and ride and related access roads, landscaping, play facilities, open space and new bus layout (details in compliance with Outline Planning Permission 10/00122/OUT – Land adjacent to Pitt Manor, Romsey Road, Pitt - Case no. 13/02322/REM

The Head of Development Management drew attention to the Update Sheet which summarised additional neighbour representation received since publication of the Report. The Update Sheet also referred to consultation responses received from Heads of Ecology, Urban Design and Highways; each confirming that their initial responses had been addressed. Conditions in the Report had been revised to have regard to this, where appropriate.

Mrs Vining commented on the proposals and Mrs Bell (Hursley Parish Council) spoke in objection to the application and Mr Packer (agent) spoke in support. Mrs Vining and Mr Packer also answered questions from members of the Committee.

As Ward Members, Councillors Scott (St Luke), Laming (Oliver's Battery and Badger Farm) and Warwick (Compton and Otterbourne) spoke on this item and each responded to questions from the Committee.

In summary, Councillor Scott welcomed the extensive consultation undertaken which had informed the details of the reserved matters applications. He requested that there be liaison with representatives of the Stanmore and St Luke's communities with regard to potential expenditure of developer contributions in these areas.

In summary, Councillor Laming referred to concerns of the traffic congestion in the area and also that some users of the new Park and Ride facility may instead choose to park in Stanmore. He also drew attention to the need to resolve existing problems of runoff flooding at the Pitt Roundabout. Councillor Laming also advised that Oliver's Battery Parish Council would require some expenditure of developer contribution funds in that area, as children from the new development were likely to go to the primary school there.

Councillor Warwick requested that there be a robust assessment undertaken to provide assurances that the new development does not exacerbate existing occurrences of flooding at Pitt village, located to the south west and on lower ground. Councillor Warwick also suggested that because of existing congestion along Romsey Road adjacent to the development site, consideration be given to relocating the entrance to the Park and Ride facility closer towards Pitt roundabout. Use of part of the section of the stopped-up old Romsey Road to facilitate access should be considered. This could also be potentially used as a new pedestrian and cycle route. Finally, she requested that the lighting of the new Park and Ride facility be properly managed and dimmable due, to its proximity to residential homes. All the new housing should also be built to Level 4 of the Code of Sustainable Homes, as opposed to just for the affordable housing as was currently proposed.

In response to comments and during discussion, Members acknowledged the details within the proposals to mitigate both surface water drainage and foul water infrastructure and that this was to be enforced via Condition 17. It was agreed that officers maintain their dialogue with Southern Water with regard to assurances of the capacity of the existing sewerage network.

Following debate, the Committee agreed to grant planning permission for the reasons (and subject to the conditions) as set out in the Report and as revised in the Update Sheet.

The following item had no public speakers:

Item 6: Mixed use development to include retention of ground floor A2 office, extension and conversion of existing building to form 14 no. class C1 halls of residence study bedrooms with communal facilities – 21 Southgate Street, Winchester, Winchester – Case no. 13/02502/FUL

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

### **Applications within the area of the South Downs National Park (SDNP):**

There were no applications

RESOLVED:

That 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), subject to:

1. That in respect of item 2, Condition 5 be amended to include the addition of the following words: “.and details of the storage of materials during development” and that an informative be added that the layout of the drainage infrastructure should not impact on the trees.
2. That in respect of item 3, planning permission be granted subject to the conditions and a section 106 agreement in order to secure the following planning obligations under Section 106 of the Town and Country Planning Act and any other relevant provisions as set out below:

Section 106 agreement:

- (I) Contributions of £1497 towards highway improvements in accordance with policies CP21 of the Winchester District Local Plan Part 1 – Joint Core Strategy and Hampshire County Councils transport contributions policy.
  - (II) Contributions of £998 towards open space in accordance with policy CP7 of the Winchester District Local Plan Part 1 – Joint Core Strategy.
  - (III) Contributions of £22,453 towards the provision of affordable housing in the district in accordance with policy CP3 of the Winchester District Local Plan Part 1 – Joint Core Strategy.
3. That in respect of item 5, planning permission be granted subject to the conditions and Reasons:

1 This application hereby approves the matters reserved by Condition 01 and 02 of Outline Planning Permission 10/00122/OUT for the following:

- Appearance
- Layout
- Scale
- Landscaping

Other conditions still to be approved:

Programme of archaeological work (condition 04).  
 Scheme for retained trees protection (05).  
 Ecological Management Plan (06).  
 Details of the Kilham Lane Link (07) (it's access on to Kilham Lane is subject to a S278 agreement with HCC).  
 Details of the Romsey Road footpath improvement works (08) (also subject to S278 agreement with HCC).

1 Reason: In order to clarify the approved matters.

2 Prior to the commencement of development, the following details covering the whole of the site shall be submitted to and approved in writing by the Local Planning Authority:

- i) existing and proposed ground levels, cross sections and contours to the boundaries of the site including a cross section North-South through the road on the open space and the height of the ground floor slab and damp proof course of the buildings in relation thereto;
- ii) the layout of the open space and LEAP including position of play equipment and any other structures;
- iii) details and sections of graded bunds to protect verge edges of Open Space amenity areas;
- iv) appearance and location of all bollards to be used to protect grassed highway verges (not large Open Space areas as per iii);
- iv) details and samples of suggested hard surface paving, setts and marker blocks for courtyards, and including laying out patterns for frontage parking and circulation areas;
- v) appearance of fencing including - close boarded, post and rail, post and wire, rabbit proof, decorative to parking courts and internal garden boundaries;
- vi) Shared Access Road 2 (fronting house units 188 to 200) with demarcated 'pinch point' at its entrance, designed with shared space principles and flush kerbing; and
- vii) siting, design and construction of low impact pathway and tree protective measures (also for Outline Condition 05) for pedestrian crossings through buffer to permissive footpath to southwest;
- x) use of wildflower plugs;
- xi) shrub planting palette front gardens (flats) parking courts.

All development shall be implemented in accordance with the approved details prior to the occupation of the dwellings.

2 Reason: In the interests of visual amenities of the public realm and landscape character of the area, to deter casual parking and prevent harm to trees, for the protection of the ecological interests of the site and to ensure effective drainage.

3 There shall be no fencing of any kind erected, surrounding the play area and LEAP. No BT cabinets, Klargester or other such infrastructure or units shall be installed or provided or sited with the Open Space areas.

3 Reason: In the interests of visual amenities of the public realm and landscape character of the area and to ensure effective drainage.

4 Tree pits on verges and courtyards shall have a minimum Rooting Volume of 10m<sup>3</sup> in undisturbed rooting zones with a minimum depth of 750mm and be planted with root deflectors. Lighting columns shall be located on the opposite side of the road and be a minimum of 5 metres from trees.

4 Reason: To ensure the effective establishment and long term viability of all trees.

5 All hedge planting to rear parking courtyard areas should be maintained at a maximum height of 1.2m.

5 Reason: In the interests of allowing natural surveillance.

6 Prior to the commencement of development all lighting required for the whole site (other than street lighting which is to be submitted as part of condition 08 and PR pursuant to clause 9.1.1 in S106) shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved plans prior to the occupation of the dwellings or in accordance with a programme agreed with the Local Planning Authority.

6 Reason: In the interests of the amenities of the area and residents.

7 All hard and soft landscape works and planting and maintenance shall be carried out in accordance with the approved details and strategy. The works shall be carried out prior to the completion of the development or in accordance with a programme agreed, with phasing as required, 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.

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

8 Details of the width, alignment, gradient and type of construction proposed for the roads and footways including all the relevant cross-section and longitudinal sections showing the existing and proposed levels together with the details of street lighting and the method of disposing of surface water, and details of a programme for the making up of the roads and



footways shall be submitted to and approved in writing by the Local Planning Authority before development commences. The agreed details shall be fully implemented before the use hereby approved is commenced or in accordance with a programme, with phasing as required, with the Local Planning Authority.

8 Reason: To ensure that the roads are constructed to a satisfactory standard, which may allow them to be taken over as a publicly maintainable highway.

9 The parking areas including the garages shall be provided in accordance with the approved plans before the dwellings are first occupied 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 dwellings as residences.

9 Reason: To ensure the permanent availability of parking for the properties.

10 Prior to work commencing on the site, including demolition, a Construction Management Plan, Traffic Management Plan and Construction Phase Travel Plan, shall be submitted to and approved in writing by the Local Planning Authority.

The Construction Management Plan shall include the following details:

- i) Measures to be undertaken to minimise impacts on surrounding land;
- ii) Timetable and dates for stages of the development, including land restoration at the completion of construction works;
- iii) Dust suppression, mitigation and avoidance measures;
- iv) Measures for minimising construction waste and provision for the re-use and recycling of materials;
- v) Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation;
- vi) Floodlighting and security lighting. (note: this must be directed in such a way as not to cause nuisance to adjoining properties or adjacent highway);
- vii) Code of Construction Practice for all works and operations on the site;
- viii) Measures to be taken to prevent contaminants from entering watercourses or the water environment and to protect drainage infrastructure; and
- ix) Use of fences and barriers to protect adjacent land, footpaths and highways.

A Traffic Management Plan shall include the following details:

- x) Construction vehicle routing including signage;
- xi) Provisions to be made for the parking and turning of operative, contractors and construction vehicles entering and leaving the site during the period of development including times of movement, hours of delivery so as to avoid peak period traffic, materials storage, neighbour notification, use of pointsmen etc; and
- xii) Measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway.

The Construction Management Plan, Traffic Management Plan and Construction Phase Travel Plan shall be adhered to throughout the duration of the construction period.

10 Reason: To ensure that all construction work in relation to the application does not cause materially harmful effects on nearby land, trees, properties, schools, roads and business.

11 Prior to their occupation, all properties which rely on parking courts for parking provision, shall provide, a 'hardened' footpath (anything porous which prevents the grassed area from becoming muddy underfoot) from rear garden access to rear reception rooms across the garden area. The footpath created shall thereafter be retained.

11 Reason: In order to create a safe, viable and continuous pedestrian route from the allocated car parking space to the dwelling unit and thereby reduce casual and undesirable on street car parking.

12 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved by the Local Planning Authority. No dwelling erected on the land shall be occupied until there is a direct connection from it completed to the approved specification [less the final carriageway and footway surfacing] to an existing highway.

12 Reason: To ensure that the roads and footways are constructed to a satisfactory standard.

13 Prior to the commencement of development, details of how the future maintenance of all roads, parking areas, areas beside carriageways not adopted by HCC (and all areas not in private use and not included in the Landscape and Open Space Strategy for management specified in S106), will be undertaken and managed by an appointed Management Maintenance Company or otherwise for the lifetime of the development, shall

be submitted to and approved in writing by the Local Planning Authority. The approved strategy shall be implemented and development managed in accordance with it from the occupation of the housing or in accordance with a timetable agreed with the Local Planning Authority.

13 Reason: To ensure long term maintenance of public highways.

14 The windows as shown in side end elevations / floor plans of the following properties: plots 1, 5, 8, 14, 15, 18, 19, 22, 23, 26, 33, 41, 46, 52, 59, 61, 68, 71, 78, 85, 86, 88, 89, 93, 94, 97, 98, 107, 121, 122, 132, 136, 137, 138, 139, 140, 141, 144, 145, 163, 170, 171, 172, 188, 193, 194, 200 shall be inserted into the dwellings prior to their completion, in accordance with all approved plans (as per condition 20).

14 Reason: In the interests of the visual amenities of the area as the elevations are large and highly visible in public realm.

15 Prior to the commencement of development, details and samples of all external materials, and a materials schedule for each dwelling and any ancillary development which shall be in accordance with the Agreed Materials Schedule Version 02 March 2014, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, schedule and samples.

15 Reason: In the interest of the visual amenities of the public realm and to ensure a development of an acceptable quality over a large scale and on the edge of the countryside.

16 Construction of the dwellings hereby permitted shall not commence until 1:20 fully annotated plans, sections and elevation details of the following, including annotated reference to the samples of the materials to be used, are submitted to and approved by the Local Planning Authority including:

- i) All eaves including verge details, soffits and barge boards (exposed rafters and boxed eaves);
- ii) Hips;
- iii) Ridges;
- iv) Windows (to be recessed by a minimum of 100mm);
- v) Doors and all fenestrated or other surrounds;
- vi) Garage doors (to be recessed by minimum of 100mm);
- vii) Window headers, key stones, stone cills, other cills, surrounds;
- viii) Parapets;

- ix) Porches, porticos; and
- x) Chimneys.

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

16 Reason: In the interest of the visual amenities of the public realm and to ensure a development of an acceptable quality over a large scale and on the edge of the countryside.

17 Development shall not begin until the following details for the whole site have been submitted to and approved in writing by the Local Planning Authority:

- i) Utilities layout plan;
- ii) Foul water drainage scheme. The system shall be fully sealed to prevent the ingress of flood water into the sewerage network;
- iii) Surface water drainage scheme. The scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.

The approved details shall also:

- i) Ensure that all Avenue trees are satisfactorily accommodated to prevent harm to them and ensure their successful long term establishment;
- ii) Show an integrated storm water system underneath parking spaces in all Courtyards;
- iii) Include information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- iv) Include a timetable for its implementation; and
- v) Include a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme throughout its lifetime.

The scheme shall subsequently be implemented in accordance with the approved details before the occupation of the first property.

17 Reason: To prevent the increased risk of flooding, both on and off site, in line with the policy aims of the National Planning Policy Framework.

18 Before the pumping station is operated, a full acoustic report (with a scheme of attenuation measures) shall be submitted to and approved in writing by the Local Planning Authority. If there is likely to be odour emanating from the plant, an olfactory assessment should also be undertaken. The equipment shall be installed and maintained in accordance with the approved scheme before the pumping station is brought into operation.

18 Reason: To protect the amenities of the occupiers of nearby properties.

19 The connections to the southwest of the site through to the permissive footpaths/bridleway shall be provided prior to the occupation of the first dwelling or in accordance with a timetable agreed with the Local Planning Authority, and kept available for public use in perpetuity.

19 Reasons: In the interests of improving connections across the site.

20 Development shall be carried out in accordance with the approved plans, unless as otherwise specified in the preceding conditions. The approved plans for the development hereby permitted include the following reference no.s:

#### Plans

- Elevations, Floor Plans and Street Scenes – Initial and Amended as per Drawing Schedule January 2014
- Site Plan reference 1840/02 Rev A (February 7th);
- Proposed Planting Plan 1 of 4 reference 429-20 Rev J;
- Proposed Planting Plan 2 of 4 reference 429-21 Rev I;
- Proposed Planting Plan 3 of 4 Kilham Lane link reference 429-21 Rev D;
- Proposed Planting Plan 4 of 4 Romsey Road reference 429-21 Rev D;
- Hard Landscape Plan Sheet 1 of 2 reference 420-10 Rev J;
- Hard Landscape Plan Sheet 2 of 2 reference 420-11 Rev I;
- Illustrative Landscape Sections 429-05D Rev B;
- POS Areas Plan reference 429-30 January 2014;
- Emergency Access Route June 2013 429-D03;
- Tree Planting Details 429-D04 Rev B;
- Play Area Proposals 429-24 June 2013.
- Proposed Strategic Landscape Fencing 429-31

#### Documents

- Planning Performance Agreement August 2013 and time extension email 30.01.14 email
- Transport Assessment 025.0018/RMTA/2 Paul Basham Associates August 2013;
- Planting and Maintenance Strategy Rev D 05.03.2014;

- Affordable Housing schedule 23<sup>rd</sup> January 2014;
  - Affordable Housing Strategy January 2014;
  - Private Housing Schedule 4<sup>th</sup> October 2013;
  - Ecological Management Plan (Version 2 Feb 2014 (also for Outline condition 06).
- Agreed Materials Schedule Version 02 March 2014

Indicative only Plans

- Street Lighting plan reference 4699-00-SK01 (for information only);
- Drainage layout plan reference 4699-00-SK002 (for information only);
- Typical Mains layout footways and service margin 1 of 2 (for information only);
- Typical Mains layout footways and service margin 2 of 2 (for information only);
- Infiltration Basin detail reference 21595/C/SK03 (see also Appendix 4 of Flood Risk Assessment submitted with outline) providing information on levels.
- Typical Fence Details – Strategic Landscape Areas 429-32

The following plans and documents are not approved and omitted from the application:

Plans

All Superseded plans.

Documents

- Travel Plan ref: August 2013 Report No. 025.0018/TP/2 Paul Basham (pursuant to Section 10 S106 for approval.);
- Materials Schedule.

20 Reasons: To ensure compliance and in the interests of clarity.

The meeting commenced at 9.30am, adjourned between 12.10pm and 2.00pm, and concluded at 4.30pm.

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

**DECISIONS**

**06.03.2014**

PART II DEVELOPMENT CONTROL APPLICATIONS  
AND DECISIONS THEREON



Working in Partnership



**Swanmore**

**Ward**

**Swanmore And Newtown**

**01 Conservation**

**Area:**

**Case No:** 13/02774/FUL

**Ref No:** W00967/14

**Date Valid:** 24 December 2013

**Grid Ref:** 457114 115933

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

**Applicant:** Linden Ltd Trading As Linden Homes Southern

**Proposal:** Residential development of 70no. dwellings comprising 2no. one bed flats, 4no. two bed flats, 10no. two bed houses, 40no. three bed houses, 6no. four bed houses and 8no. five bed houses with associated access, parking and landscaping (RESUBMISSION)

**Location:** Swanmore College Of Technology, New Road, Swanmore, Southampton, Hampshire, SO32 2RB

**Officer** PER

**Recommendation:**

**Committee Decision:**

Permission be granted subject to the following condition(s) and a Section 106 Agreement in order to secure the following planning obligations under Section 106 of the Town and Country Planning Act and any other relevant provisions as set out below:

(i) Contributions of £278,628.00 towards highway improvements in accordance with Policies CP21 of the Winchester District Local Plan Part 1 - Joint Core Strategy and Hampshire County Council's transport contributions policy;

(ii) Contributions of £93,774.00 towards open space in accordance with Policy CP7 of the Winchester District Local Plan Part 1 - Joint Core Strategy;

(iii) The provision of 40% of all housing on the site as affordable housing in accordance with Policy CP3 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

(iv) Securing the long term management and maintenance of the landscaped areas.

(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 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 The development hereby permitted shall not be commenced until the playing field and artificial grass pitch permitted by planning permission HCC/2012/0405 has been implemented and made available for use.

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use.

3 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 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

4 Before development commences samples of all the external materials of the buildings shall be submitted to and approved in writing by the local planning authority.

Reason: to ensure that the external appearance of the buildings are of a high order on this sensitive edge of village site.

5 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.

6 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:

- hardsurfacing materials;

- means of enclosure;
- minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc);

Soft landscape details shall include the following as relevant:

- planting plans:
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate:
- manner and treatment of watercourses, ditches and banks:
- implementation programme.

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

7 Details off the soft landscaping submitted in respect of condition 6 shall ensure that the species to be planted in the service strip fronting units 56 to 63 shall not have a final growth height that exceeds 600mm.

Reason: In the interest of highway safety to ensure visibility between drivers using the shared surface space and pedestrians.

8 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.

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

9 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.

10 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.

11 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 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 cleared sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

12 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.

13 Before the development hereby approved is first brought into use, visibility splays of 2.4 metres by 40 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times.

Reason: In the interests of highway safety.

14 The parking area including the garage shall be provided in accordance with the approved plans before the dwelling is first occupied 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.

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

15 Details of the width, alignment, gradient and type of construction proposed for the roads and footways including all the relevant cross-section and longitudinal sections showing the existing and proposed levels together with the details of street lighting and the method of disposing of surface water, and details of a programme for the making up of the roads and footways shall be submitted to and approved in writing by the Local Planning Authority before development commences. The agreed details shall be fully implemented before the use hereby approved is commenced.

Reason: To ensure that the roads are constructed to a standard, which may allow them to be taken over as a publicly maintainable highway.

16 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved by the Local Planning Authority. No dwelling erected on the land shall be occupied until there is a direct connection from it completed to the approved specification [less the final carriageway and footway surfacing] to an existing highway.

Reason: To ensure that the roads and footways are constructed to a satisfactory standard.

17 Works shall be carried out in full accordance with the ecological mitigation and enhancement measures set out in section 5.6 of the Ecological Assessment Report (Hampshire Ecological Services Ltd., December 2013) unless otherwise approved in writing by the Local Planning Authority.

Reason: In order to secure adequate ecological mitigation and enhancement, including with regards to protected species.

18 Prior to commencement a scheme of lighting (during construction and the operational life of the development), designed to minimise impacts on wildlife and in line with the measures outlined within the Ecological Assessment Report (Hampshire Ecological Services Ltd., December 2013), shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved scheme shall be implemented.

Reason: In order to minimise impacts of lighting on the ecological interest of the site.

19 Notwithstanding the details of the Materials Key on the approved elevation drawings, the canopies and porches shall finished with lead or another metal and not GRP. Details of the material shall be submitted in conjunction with details submitted in respect of condition 4.

Reason: To ensure that the external appearance of the building are of a high order on this sensitive edge of village site.

20 All works prescribed, both to trees and that related to demolition and construction activities, shall be undertaken in strict accordance with the Arboricultural Information ref: 12089-AIA3-PB dated 28 November 2013, written by Phillip Brophy of Barrell Tree Consultancy and submitted to the Local Planning Authority.

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

21 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Information ref: 12089-AIA3-PB dated 28 November 2013, written by Phillip Brophy of Barrell Tree Consultancy and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site and will remain until the development is complete.

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

22 Prior to the commencement of works on site, full details of planting and soil

specification and footway construction in relation to the proposed trees shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:

- planting pits provided at a depth of 1m and not enclosed to allow roots to extend beyond;
- underground services and street lighting to be kept out of the grass verge and restricted to footways to prevent future damage from excavation;

Works shall be carried out in accordance with the approved details.

Reason: To ensure the long term viability of new trees.

23 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, soffits and verge details, which shall be dark grey or black
- rain water goods, which shall be dark grey or black,
- chimneys
- window frames which shall be recessed by at least 75mm including sills and heads,
- storm porches and roofs over bay windows
- front doors and garage doors
- boundary treatment including garden gates
- dormer windows and roof lights
- brick patterning adjacent to the front doors
- solar panels

The approved details on each dwelling shall be implemented before the dwelling is occupied

Reason: The site is in a sensitive and prominent edge of village location. It is important that the detailing is of a good order which will ensure an appropriate level of visual amenity.

### **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 provided with pre-application advice and 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, CP2, CP3, CP7, CP11, CP13, CP14, CP15, CP16, CP18, CP20, CP21

Winchester District Local Plan Review 2006: DP3, DP4, DP5, CE2, CE3, H3, RT1, RT2, 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 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. During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

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. The applicant developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire, S02 2SW, Tel: 0330 3030119 or [www.southernwater.co.uk](http://www.southernwater.co.uk)

8. 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.

**Winchester Town**

**Ward**

**St Barnabas**

**02 Conservation**

**Area:**

**Case No:** 13/02506/OUT

**Ref No:** W18054/02

**Date Valid:** 7 November 2013

**Grid Ref:** 445852 130559

**Team:** 1\_NTH

**Case Officer:** Lewis Oliver

**Applicant:** Mr J Holloway

**Proposal:** Erection of 2no dwellings (OUTLINE - considering access)

**Location:** Land adjacent to 24 Downside Road, Winchester, Hampshire, SO22 5LU

**Officer:** PER

**Recommendation:**

**Committee Decision:**

That planning permission is granted subject to the following condition(s) and a Section 106 Agreement in order to secure the following planning obligations under Section 106 of the Town and Country Planning Act and any other relevant provisions as set out below:

Section 106 Agreement:

(i) Contributions of £3,693.81 towards highway improvements in accordance with Policies CP21 of the Winchester District Local Plan Part 1 - Joint Core Strategy and Hampshire County Council's transport contributions policy;

(ii) Contributions of £2,338.24 towards open space in accordance with Policy CP7 of the Winchester District Local Plan Part 1 - Joint Core Strategy;

(iii) Contributions of £43,994.95 towards the provision of affordable housing in the district accordance with Policy CP3 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

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

### **Conditions/Reasons**

1 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall begin before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

2 Plans and particulars showing the detailed proposals for all the following aspects of the development (hereinafter called "the reserved and other matters") shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The approved details shall be carried out as approved and fully implemented before the building(s) is/are occupied.

Reserved and other Matters:

- The siting and layout of all buildings and the means of access thereto from an existing or proposed highway, including the layout, construction and sightlines.
- The design and height (external appearance and scale) of all buildings, (detailed elevations and floor plans) including the colour and texture of external materials to be used together with samples of all external facing and roofing materials.
- The layout including the positions and widths of roads and footpaths.
- The layout of foul sewers and surface water drains.
- The provision to be made for the parking, turning, loading and unloading of vehicles.
- The alignment, height and materials of all walls and fences and other means of enclosure.
- The provision to be made for the storage and disposal of refuse.
- The finished levels, above ordnance datum, of the ground floor of the proposed building(s), and their relationship to the levels of any existing adjoining buildings.



- Landscape considerations including:

(i) an accurate plan showing the position, type and spread of all the trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring each tree to a satisfactory condition; and also details of any proposals for the felling, pruning, trimming or uprooting of any trees;

(ii) a landscape scheme showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;

(iii) the arrangements to be made for the future maintenance of landscaped and other open areas.

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).

3 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.

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

4 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 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 cleared sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

5 Details of provisions to be made for the parking and turning on site of operative and construction vehicles and details of the storage of materials 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.

6 The planning permission hereby granted is for two dwellings with at least one of the units being a 3 bedroom dwelling. Following their substantial completion none of the units shall be enlarged in terms of number of bedrooms without separate express grant of planning permission.

Reason: To ensure that the development complies with Policy CP2 of the Local Plan Part 1 - Joint Core Strategy.

7 The dwellings hereby permitted shall be two storey in size and scale.

Reason: To ensure the development intergrates into the character and appearance of the area

8 The development hereby approved shall comply with LPP1 policy CP11 - in order to achieve Level 5 for the Energy aspect of the Code for Sustainable Homes and Level 4 for the water aspect except where demonstrated not practical or feasible in meeting the requirements as per the policy, development should then follow the specified hierarchical approach to achieving carbon reductions. Details of this shall then be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved development.

Reason: To ensure that the proposal complies with Policy CP11 of the Local plan Part 1.

9 No development shall commence until the details identified below have been submitted to and approved in writing by the Local Planning Authority:

A tree protection plan in accordance with BS3857 (2012)

A final plan showing the location of the cellular confinement system, with a work method statement for installation and final levels.

A schedule of Tree works in accordance with BS3998 (2010)

A schedule for the appointed Arboricultural consultant visits to monitor tree protection

A site plan showing storage compounds and contractors parking.

A plan showing proposed routes for underground utilities.

The protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference HBD 1307 AIA L2 written by Helen Brown of Alderwood Consulting Ltd and submitted to the Local Planning Authority shall be implemented prior to any demolition, construction or groundwork commencing on the site.

Inspection of fencing

The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with HBD 1307 AIA L2. Telephone 01962 848403.

## Construction of special engineering under tree canopies

The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848403.

### Limit of Arboricultural work

No Arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal and Method Statement HBD 1307 AIA L2.

### No deviation from agreed method statement

Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement HBD 1307 AIA L2 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.

10 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.

### Pre-commencement meeting.

A pre-commencement meeting will be held on site before any of the site clearance and construction works begins. This will be attended by the site manager, the Arboricultural consultant and the LPA tree officer.

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

## **Informatives**

1. 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, CP1, CP2, CP3, CP7, CP10, CP11, CP13, CP14, CP16, CP17, CP20, CP21  
Winchester District Local Plan Review 2006: DP3, DP4, DP5, H3, T2, T4

2. A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk).

3. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

4. During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

5. 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.

**Winchester Town**

**Ward**

**St Paul**

**03 Conservation**

**Area:**

**Case No:** 13/02429/FUL

**Ref No:** W07032/03

**Date Valid:** 8 November 2013

**Grid Ref:** 446550 129370

**Team:** 1\_NTH **Case Officer:** Mrs Megan Osborn

**Applicant:** Drew Smith Homes Ltd

**Proposal:** Residential redevelopment comprising single terrace of 4no. three bed dwellings, including front parking area and landscaping

**Location:** 8 Chilbolton Avenue, Winchester, Hampshire, SO22 5HD

**Officer** PER

**Recommendation:**

**Committee Decision:**

Permitted as set out in the report, and the following S106 legal agreement

.  
That planning permission is granted subject to the conditions and a section 106 agreement in order to secure the following planning obligations under Section 106 of the Town and Country Planning Act and any other relevant provisions as set out below:

Section 106 agreement:

- Contributions of £1497 towards highway improvements in accordance with policies CP21 of the Winchester District Local Plan Part 1 - Joint Core Strategy and Hampshire County Councils transport contributions policy.
- Contributions of £998 towards open space in accordance with policy CP7 of the Winchester District Local Plan Part 1 - Joint Core Strategy.
- Contributions of £22,453 towards the provision of affordable housing in the district in accordance with policy CP3 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

**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 development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

3 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference 13410 AIA written by Barrie Draper of ecourban 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.

4 The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with 13410 AIA Telephone 01962 848403.

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

5 The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848403.

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

6 No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal and Method Statement 13410 AIA.

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

7 Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement 13410 AIA 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.

8 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.

9 No development shall take place until full 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:  
-Proposed finished levels or contours, in comparison to existing ground levels, including the damp proof course and ground floor of the proposed buildings, and the relationship to the levels of adjacent buildings, together with contours to be formed and earthworks to be undertaken;  
-Hard surfacing materials;  
-Minor artefacts and structures (refuse or other storage units, signs and lighting etc);

Soft landscaping works shall include:

-planting plans (for new trees, hedges and other planting);  
-written specifications (including cultivation and other operations associated with plant and grass establishment);  
-schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;  
-retained areas of grassland;  
-implementation programme.

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

10 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

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

11 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development commences. Development shall be carried out in accordance with the approved details.

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

12 The development hereby approved shall comply with LPP1 policy CP11 - in order to achieve Level 5 for the Energy aspect of the Code for Sustainable Homes and Level 4 for the water aspect except where demonstrated not practical or feasible in meeting the requirements as per the policy, development should then follow the specified hierarchical approach to achieving carbon reductions. Details of this shall then be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved development.

Reason: To ensure that the proposal complies with Policy CP11 of the Local plan Part 1.

13 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.

14 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.

15 The parking areas shall be provided in accordance with the approved plans before the dwelling is first occupied 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.

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

16 The development shall be carried out in accordance with the measures and enhancements set out in accordance with the Phase 1 and 2 bat assessment (ECOSA June 2013) unless otherwise approved in writing by the Local Planning Authority.

Reason: To provide adequate mitigation and enhancement for protected species.

17 Construction of the dwellings hereby permitted shall not commence until 1:20 fully annotated plans, sections and elevation detail of the following, including annotated reference to the samples of the materials to be used, are submitted to and approved by the Local Planning Authority including:



- Eaves and Ridges
- Rainwater goods including hoppers and downpipes
- Chimneys and flues
- Windows (to show reveals recessed of approx. 75mm)
- Window heads, sills and lintels
- Surrounds to windows
- Entrance doors

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 to comply with policy DP.1 and DP.3 of the Winchester District Local Plan Review.

18 The development hereby permitted shall be carried out in accordance with the approved drawings unless otherwise agreed in writing by the local planning authority:

- 10199/02F block plan
- 10199/01E site plan
- 10199/03E proposed ground floor plan
- 10199/04F first floor plans
- 10199/05F second floor plan
- 10199/06F elevations
- 10199/07F elevations
- 10199/08E cycle stores
- 10199/09A existing floor plans
- 10199/10A proposed front elevation
- 10199/11A existing garage elevations
- 10199/12A existing elevations
- 10199/13A Sections

Reason: To ensure the development is built in accordance with the plans approved.

19 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 of Part 1 and Class A of Part 2 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.

20 The first floor windows in the north and south elevations and the second floor windows in the east elevation of the development hereby permitted shall be glazed with obscure glass which achieves an obscuration level at least equivalent to

Pilkington Obscure Glass Privacy Level 4, unless otherwise agreed in writing by the local planning authority, and the glazing shall thereafter be retained in this condition at all times.

Reason: To protect the amenity and privacy of the adjoining residential properties.

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

Reason: To protect the amenity and privacy of the adjoining residential properties.

### **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: MTRA1, DS1, CP2, CP3, CP7, CP10, CP11, CP13, CP20, CP21

Winchester District Local Plan Review 2006: DP3, DP4, T2, H3

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 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. During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

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).

**Winchester Town**

**Ward**

**St Barnabas**

**04 Conservation**

**Area:**

**Case No:** 13/02859/FUL

**Ref No:** W12985/04

**Date Valid:** 20 December 2013

**Grid Ref:** 446198 130827

**Team:** 1\_NTH **Case Officer:** Andrea Swain

**Applicant:** Mr & Mrs Eden

**Proposal:** Erection of 1no detached dwelling with detached garage

**Location:** 6 Dean Close, Winchester, Hampshire, SO22 5LP

**Officer:** LEG

**Recommendation:**

**Committee Decision:**

APPROVE - subject to a Section 106 Agreement for:

1. A financial contribution of £54800 towards affordable housing.
2. A financial contribution of £3333 towards the provision of public open space through the open space funding system.
3. A financial contribution of £5457 towards highway improvements.

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

**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 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:

- hard surfacing materials:
- car parking layout:
- means of enclosure, including any retaining structures:
- existing and proposed finished levels or contours:

Soft landscape details shall include the following as relevant:

- planting plans:
- written specifications (including cultivation and other operations associated with plant and grass establishment:
- retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- implementation programme:

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

4 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.

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

5 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.

6 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.

7 The parking area including the garage shall be provided in accordance with the approved plans before the dwelling is first occupied 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.

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

8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows; other than those expressly authorised by this permission shall, at any time, be constructed in the north and west elevation(s) of the dwelling hereby permitted.

Reason: To protect the amenity and privacy of the adjoining residential properties.

9 The first floor windows in the north west and north east elevations hereby approved shall be obscure glazed and top opening to the satisfaction of the Local Planning Authority unless otherwise agreed in writing.

Reason: To protect the amenity and privacy of the adjoining residential properties.

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A - F of Parts 1 of Schedule 2 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.

11 No development shall commence before details relating to the sustainability of the building, including information regarding how the new dwelling will achieve Code Level 4 for water efficiency, and Code Level 5 for energy have been submitted to and approved by the local planning authority. The dwelling shall not be completed other than in accordance with the approved details.

Reason: To promote sustainable building design.

### **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.

- the applicant was updated of any issues after the initial site visit
- was provided with pre-application advice
- This permission is granted for the following reasons:

2. 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:-

Winchester District Local Plan Review 2006: DP3, DP4, DP5, H3, T2, and T4.  
Joint Core Strategy (Local Plan Part 1):CP3, CP7, CP10, CP11, CP13, CP14, CP21.

4. The applicant is advised that a licence will be required to carry out highway works. Please contact: Hampshire Highways, Central Depot, Bar End Road, Winchester, SO23 9NP. (Telephone: 01962 892850).

5. All precautions must be taken to avoid discharges and spills to the ground both during and after construction.

For advice on pollution prevention measures, the applicant should refer to our guidance 'PPG1 - General guide to the prevention of pollution', which is available on our website at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk).

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk)

Initial investigations indicate that there are no public surface water sewers in the area to serve the development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.

Should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk)

**Winchester Town**

**Ward**

**St Luke**

**WCC  
05 Conservation  
Area:**

**Case No:** 13/02322/REM

**Ref No:** W05413/12

**Date Valid:** 28 October 2013

**Grid Ref:** 445636 128506

**Team:** 1\_NTH

**Case Officer:** Lorna Hutchings

**Applicant:** Orchard Homes (Pitt Manor) Ltd

**Proposal:** Reserved matters in respect of 200 dwellings, 200 space park and ride and related access roads, landscaping, play facilities, open space and new bus layout (details in compliance with Outline Planning Permission 10/00122/OUT)

**Location:** Land Adj Pitt Manor, Romsey Road, Pitt, Hampshire

**Officer** PER

**Recommendation:**

**Committee Decision:**

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

**Conditions/Reasons**

1 This application hereby approves the matters reserved by Condition 01 and 02 of Outline Planning Permission 10/00122/OUT for the following:

Appearance

Layout

Scale

Landscaping

Other conditions still to be approved:

Programme of archaeological work (condition 04).

Scheme for retained trees protection (05).

Ecological Management Plan (06).

Details of the Kilham Lane Link (07) (it's access on to Kilham Lane is subject to a S278 agreement with HCC).

Details of the Romsey Road footpath improvement works (08) (also subject to S278 agreement with HCC).

Reason: In order to clarify the approved matters.

2 Prior to the commencement of development, the following details covering the whole of the site shall be submitted to and approved in writing by the Local Planning Authority:



- i) Existing and proposed ground levels, cross sections and contours to the boundaries of the site (including a cross section North-South through the road on the open space) and the height of the ground floor slab and damp proof course of the buildings in relation thereto;
- ii) The layout of the open space and LEAP including position of play equipment and any other structures;
- iii) Details and sections of graded bunds to protect verge edges of Open Space amenity areas;
- iv) Appearance and location of all bollards to be used to protect grassed highway verges (not large Open Space areas as per iii);
- v) Details and samples of suggested hard surface paving, setts and marker blocks for courtyards, and including laying out patterns for frontage parking and circulation areas;
- vi) Appearance of fencing including - close boarded, post and rail, post and wire, rabbit proof, decorative to parking courts and internal garden boundaries;
- vii) Shared Access Road 2 (fronting house units 188 to 200) with demarcated 'pinch point' at its entrance, designed with shared space principles and flush kerbing; and
- viii) Siting, design and construction of low impact pathway and tree protective measures (also for Outline Condition 05) for pedestrian crossings through buffer to permissive footpath to southwest;
- ix) Use of wildflower plugs;
- x) Shrub planting palette front gardens (flats) parking courts.

All development shall be implemented in accordance with the approved details prior to the occupation of the dwellings.

Reason: In the interests of visual amenities of the public realm and landscape character of the area, to deter casual parking and prevent harm to trees, for the protection of the ecological interests of the site and to ensure effective drainage.

3 There shall be no fencing of any kind erected, surrounding the play area and LEAP. No BT cabinets, Klargestor or other such infrastructure or units shall be installed or provided or sited within the Open Space areas.

Reason: In the interests of visual amenities of the public realm and landscape character of the area and to ensure effective drainage.

4 Tree pits on verges and courtyards shall have a minimum Rooting Volume of 10m<sup>3</sup> in undisturbed rooting zones with a minimum depth of 750mm and be planted with root deflectors. Lighting columns shall be located on the opposite side of the road and be a minimum of 5 metres from trees.

Reason: To ensure the effective establishment and long term viability of all trees.

5 All hedge planting to rear parking courtyard areas should be maintained at a maximum height of 1.2m.

Reason: In the interests of allowing natural surveillance.

6 Prior to the commencement of development all lighting required for the whole site (other than street lighting which is to be submitted as part of condition 08 and PR pursuant to clause 9.1.1 in S106) shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved plans prior to the occupation of the dwellings or in accordance with a programme agreed with the Local Planning Authority.

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

7 All hard and soft landscape works and planting and maintenance shall be carried out in accordance with the approved details and strategy. The works shall be carried out prior to the completion of the development or in accordance with a programme agreed, with phasing as required, 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.

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

8 Details of the width, alignment, gradient and type of construction proposed for the roads and footways including all the relevant cross-section and longitudinal sections showing the existing and proposed levels together with the details of street lighting and the method of disposing of surface water, and details of a programme for the making up of the roads and footways shall be submitted to and approved in writing by the Local Planning Authority before development commences. The agreed details shall be fully implemented before the use hereby approved is commenced or in accordance with a programme, with phasing as required, with the Local Planning Authority.

Reason: To ensure that the roads are constructed to a satisfactory standard, which may allow them to be taken over as a publicly maintainable highway.

9 The parking areas including the garages shall be provided in accordance with the approved plans before the dwellings are first occupied 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 dwellings as residences.

Reason: To ensure the permanent availability of parking for the properties.

10 Prior to work commencing on the site, including demolition, a Construction Management Plan, Traffic Management Plan and Construction Phase Travel Plan, shall be submitted to and approved in writing by the Local Planning Authority.

The Construction Management Plan shall include the following details:

- i) Measures to be undertaken to minimise impacts on surrounding land;
- ii) Timetable and dates for stages of the development, including land restoration at the completion of construction works;
- iii) Dust suppression, mitigation and avoidance measures;
- iv) Measures for minimising construction waste and provision for the re-use and recycling of materials;
- v) Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation;
- vi) Floodlighting and security lighting. (note: this must be directed in such a way as not to cause nuisance to adjoining properties or adjacent highway);
- vii) Code of Construction Practice for all works and operations on the site;
- viii) Measures to be taken to prevent contaminants from entering watercourses or the water environment and to protect drainage infrastructure; and
- ix) Use of fences and barriers to protect adjacent land, footpaths and highways.

A Traffic Management Plan shall include the following details:

- x) Construction vehicle routeing including signage;
- xi) Provisions to be made for the parking and turning of operative, contractors and construction vehicles entering and leaving the site during the period of development including times of movement, hours of delivery so as to avoid peak period traffic, materials storage, neighbour notification, use of pointsmen etc; and
- xii) Measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway.

The Construction Management Plan, Traffic Management Plan and Construction Phase Travel Plan shall be adhered to throughout the duration of the construction period.

Reason: To ensure that all construction work in relation to the application does not cause materially harmful effects on nearby land, trees, properties, schools, roads and business.

11 Prior to their occupation, all properties which rely on parking courts for parking provision, shall provide, a 'hardened' footpath (anything porous which prevents the grassed area from becoming muddy underfoot) from rear garden access to rear reception rooms across the garden area. The footpath created shall thereafter be retained.

Reason: In order to create a safe, viable and continuous pedestrian route from the allocated car parking space to the dwelling unit and thereby reduce casual and undesirable on street car parking.

12 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved by the Local Planning Authority. No dwelling erected on the land shall be occupied until there is a direct connection from it completed to the approved specification [less the final

carriageway and footway surfacing] to an existing highway.

Reason: To ensure that the roads and footways are constructed to a satisfactory standard.

13 Prior to the commencement of development, details of how the future maintenance of all roads, parking areas, areas beside carriageways not adopted by HCC (and all areas not in private use and not included in the Landscape and Open Space Strategy for management specified in S106), will be undertaken and managed by an appointed Management Maintenance Company or otherwise for the lifetime of the development, shall be submitted to and approved in writing by the Local Planning Authority. The approved strategy shall be implemented and development managed in accordance with it from the occupation of the housing or in accordance with a timetable agreed with the Local Planning Authority.

Reason: To ensure long term maintenance of public highways.

14 The windows as shown in side end elevations / floor plans of the following properties: plots 1, 5, 8, 14, 15, 18, 19, 22, 23, 26, 33, 41, 46, 52, 59, 61, 68, 71, 78, 85, 86, 88, 89, 93, 94, 97, 98, 107, 121, 122, 132, 136, 137, 138, 139, 140, 141, 144, 145, 163, 170, 171, 172, 188, 193, 194, 200 shall be inserted into the dwellings prior to their completion, in accordance with all approved plans (as per condition 20).

Reason: In the interests of the visual amenities of the area as the elevations are large and highly visible in public realm.

15 Prior to the commencement of development, details and samples of all external materials, and a materials schedule for each dwelling and any ancillary development which shall be in accordance with the Agreed Materials Schedule Version 02 March 2014, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, schedule and samples.

Reason: In the interest of the visual amenities of the public realm and to ensure a development of an acceptable quality over a large scale and on the edge of the countryside.

16 Construction of the dwellings hereby permitted shall not commence until 1:20 fully annotated plans, sections and elevation details of the following, including annotated reference to the samples of the materials to be used, are submitted to and approved by the Local Planning Authority including:

- i) All eaves including verge details, soffits and barge boards (exposed rafters and boxed eaves);
- ii) Hips;
- iii) Ridges;
- iv) Windows (to be recessed by a minimum of 100mm);
- v) Doors and all fenestrated or other surrounds;
- vi) Garage doors (to be recessed by minimum of 100mm);

- vii) Window headers, key stones, stone cills, other cills, surrounds;
- viii) Parapets;
- ix) Porches, porticos; and
- x) Chimneys.

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

Reason: In the interest of the visual amenities of the public realm and to ensure a development of an acceptable quality over a large scale and on the edge of the countryside.

17 Development shall not begin until the following details for the whole site have been submitted to and approved in writing by the Local Planning Authority:

- i) Utilities layout plan;
- ii) Foul water drainage scheme. The system shall be fully sealed to prevent the ingress of flood water into the sewerage network;
- iii) Surface water drainage scheme. The scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.

The approved details shall also:

- i) Ensure that all Avenue trees are satisfactorily accommodated to prevent harm to them and ensure their successful long term establishment;
- ii) Show an integrated storm water system underneath parking spaces in all Courtyards;
- iii) Include information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- iv) Include a timetable for its implementation; and
- v) Include a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme throughout its lifetime.

The scheme shall subsequently be implemented in accordance with the approved details before the occupation of the first property.

Reason: To prevent the increased risk of flooding, both on and off site, in line with the policy aims of the National Planning Policy Framework.

18 Before the pumping station is operated, a full acoustic report (with a scheme of attenuation measures) shall be submitted to and approved in writing by the Local Planning Authority. If there is likely to be odour emanating from the plant, an olfactory assessment should also be undertaken. The equipment shall be installed and maintained in accordance with the approved scheme before the pumping

station is brought into operation.

Reason: To protect the amenities of the occupiers of nearby properties.

19 The connections to the southwest of the site through to the permissive footpaths/bridleway shall be provided prior to the occupation of the first dwelling or in accordance with a timetable agreed with the Local Planning Authority, and kept available for public use in perpetuity.

Reasons: In the interests of improving connections across the site.

20 Development shall be carried out in accordance with the approved plans, unless as otherwise specified in the preceding conditions. The approved plans for the development hereby permitted include the following reference no.s:

#### Plans

- Elevations, Floor Plans and Street Scenes - Initial and Amended as per Drawing Schedule January 2014
- Site Plan reference 1840/02 Rev A (February 7th);
- Proposed Planting Plan 1 of 4 reference 429-20 Rev J;
- Proposed Planting Plan 2 of 4 reference 429-21 Rev I;
- Proposed Planting Plan 3 of 4 Kilham Lane link reference 429-21 Rev D;
- Proposed Planting Plan 4 of 4 Romsey Road reference 429-21 Rev D;
- Hard Landscape Plan Sheet 1 of 2 reference 420-10 Rev J;
- Hard Landscape Plan Sheet 2 of 2 reference 420-11 Rev I;
- Illustrative Landscape Sections 429-05D Rev B;
- POS Areas Plan reference 429-30 January 2014;
- Emergency Access Route June 2013 429-D03;
- Tree Planting Details 429-D04 Rev B;
- Play Area Proposals 429-24 June 2013.
- Proposed Strategic Landscape Fencing 429-31

#### Documents

- Planning Performance Agreement August 2013 and time extension email 30.01.14 email
- Transport Assessment 025.0018/RMTA/2 Paul Basham Associates August 2013;
- Planting and Maintenance Strategy Rev D 05.03.2014;
- Affordable Housing schedule 23rd January 2014;
- Affordable Housing Strategy January 2014;
- Private Housing Schedule 4th October 2013;
- Ecological Management Plan (Version 2 Feb 2014 (also for Outline condition 06). Agreed Materials Schedule Version 02 March 2014

#### Indicative only Plans

- Street Lighting plan reference 4699-00-SK01 (for information only);
- Drainage layout plan reference 4699-00-SK002 (for information only);
- Typical Mains layout footways and service margin 1 of 2 (for information only);
- Typical Mains layout footways and service margin 2 of 2 (for information only);
- Infiltration Basin detail reference 21595/C/SK03 (see also Appendix 4 of

Flood Risk Assessment submitted with outline) providing information on levels;  
-Typical Fence Details - Strategic Landscape Areas 429-32 (for information only).

The following plans and documents are not approved and omitted from the application:

**Plans**

All Superseded plans.

**Documents**

-Travel Plan ref: August 2013 Report No. 025.0018/TP/2 Paul Basham (pursuant to Section 10 S106 for approval.);  
-Materials Schedule.

Reasons: To ensure compliance and in the interests of clarity.

**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.  
In this instance the applicant was provided with pre-application advice.

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, WT1, MTRA1, CP2, CP3, CP7, CP10, CP11, CP13, CP14, CP15, CP16, CP17, CP20, CP21.

Winchester District Local Plan Review 2006: DP3, DP4, DP5, DP.9, RT.4, 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 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. During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

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.

7. When using infiltration methods to manage surface water runoff the Environment Agency would expect to see the system designed according to the following criteria:

- There should be no surface flooding resulting from the surcharging of the drainage system for storm events with a return period of up to 1 in 30 years.
- For storm events exceeding this surface flooding may be acceptable for short periods providing water is routed away from buildings, access ways and does not increase risk off site.
- There should be no flooding of buildings as a result of storms up to the 1 in 100 30% (climate change allowance) event.

The drainage strategy with the outline application stated that any surcharging of the drainage system will be routed along roads and into the proposed detention basin. The final drainage strategy will need to confirm that any resultant flooding that is routed along roadways will not impair safe access and egress. The strategy should also demonstrate that any overflow from the detention basin does not increase risk to off-site areas.

#### Water Framework Directive

In line with the objectives of the Water Framework Directive, full consideration needs to be given to the water quality of ground and surface water bodies in order to meet at least "good" status in all water bodies, or "good ecological potential" in all artificial or heavily modified water bodies, by 2027. It is essential that development does not cause deterioration to the status of that water body and that, where possible, schemes to enhance the status of the water body are undertaken as part of an application.

8. The applicant and the developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service



this development. An 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).

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).

9. Lighting – Details submitted for the Park and Ride further to Clause 9.1.1 of S106 shall include beam orientation, a schedule of the hours of their operation, equipment in the design for luminaire type, mounting height, aiming angles and luminaire profile. This is in order to ensure that there is no detrimental impact on neighbouring properties.

10. Shared Surface principles are set out in Local Transport Note 1/11 Shared Space dated October 2011). This area shall be constructed as a LEVEL SURFACE - a street surface with no level difference to segregate pedestrians from vehicular traffic. One or both of the footways either side of the carriageway could be identified as a COMFORT SPACE - an area of the street predominantly for pedestrian use where motor vehicles are unlikely to be present.

**Winchester Town**

**Ward**

**St Michael**

**WCC 06**    **Conservation Area:**            Winchester Conservation Area  
**Case No:**                            13/02502/FUL  
**Ref No:**                                W02165/11  
**Date Valid:**                        8 November 2013  
**Grid Ref:**                            447938 129422  
**Team:**                                2\_STH                            **Case Officer:** Mr James Jenkison  
**Applicant:**                        Malins Group  
**Proposal:**                        Mixed use development to include retention of ground floor A2 office, extension and conversion of existing building to form 14 no. class C1 halls of residence study bedrooms with communal facilities  
**Location:**                        21 Southgate Street, Winchester, Hampshire  
**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 Prior to any work commencing on site, details of a scheme for protecting the rooms with windows in the front elevation adjacent to Southgate Street from external noise shall be submitted, and approved in writing by the Local Planning Authority. Such a scheme shall demonstrate that, upon completion of the development, the following noise criteria can be met:

i. All bedrooms/bedsits shall achieve an 8-hour LAeq (23:00 to 07:00) of 30dB(A)

A noise validation report, demonstrating compliance with these noise criteria, shall be submitted to and approved in writing by the Local Planning Authority before the 1st floor and above of the approved development is occupied. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

Reason: To ensure that acceptable noise levels within the bedsits facing Southgate Street are not exceeded.

3 All works related to demolition and construction activities and works to trees shall be undertaken in strict accordance with the Arboricultural Information ref: 13416-AIA written by Barrie Draper of EcoUrban Limited and submitted as part of this planning application.

Reason: To ensure protection and long term viability of retained trees, to minimise impact of construction activity and to protect the amenities of the Conservation Area and locality.

4 In this condition "retained tree" means all trees identified as being retained in the Arboricultural Information ref: 13416-AIA written by Barrie Draper of EcoUrban Limited and submitted as a part of the planning application:

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 the details of the Arboricultural Information ref: 13416-AIA written by Barrie Draper of EcoUrban Limited and submitted as a part of the planning application before any equipment, machinery, or materials are brought onto the site, or groundworks undertaken, 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 shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To protect retained tree cover in the interests of amenities and the character of the Conservation Area.

5 All new external works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition attached to this permission.

Reason: To ensure that the development maintains and enhances the character of the building, and does not materially harm the character Conservation Area and setting of nearby listed buildings.

6 The new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition attached to this consent.

Reason: To ensure that the detailing and finish maintains the architectural character and appearance of the, building, the conservation area and the setting of nearby listed buildings.

7 Prior to work commencing on the site details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority. The relevant work shall be carried out in accordance with such approved details.

- a) detailed drawings at 1:20 scale of all windows and doors;
- b) samples of all external materials.

Reason: To ensure that the detailing and finish maintains the architectural character of the building and appearance of the conservation area.

8 All approved new external rainwater goods and soil pipes on the visible elevations shall be of cast iron, painted black unless previously otherwise approved.

Reason: To ensure that the detailing and finish maintains the architectural character building and appearance of the conservation area.

9 No dwelling shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority.

Reason: To ensure adequate drainage of the scheme.

10 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 to be first submitted to and approved in writing by the Local Planning Authority. No demolition/development or site preparation shall take place other than in accordance with the approved Written Scheme of Investigation and archaeological mitigation. 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)

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.

11 Following completion of all 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.

12 Before any works hereby permitted are begun, details of the foundations including any piling configuration, drainage and services to include a detailed design and method statement, shall be submitted to and approved in writing by the Local Planning Authority, such details to show the preservation of surviving archaeological remains which are to be preserved.

Reason: To ensure the conservation and protection of important archaeological remains present within the site, in compliance with policy HE.1 of the Winchester District Local Plan Review.

13 The bedsit units hereby approved shall only be occupied by students engaged in full-time study and for a maximum period of 32 weeks per calendar year per bedsit. Details of the management arrangements of the hostel shall be submitted to the Local Planning Authority prior to the occupation of the units and updated details submitted within one week of any change in arrangements. The management arrangements shall include the keeping of a register of the names of the occupiers of each of the bedsits and their arrival and departure dates and the contact details of the manager of the register. The register shall be produced to the Local Planning upon reasonable notice.

Reason: To ensure the bedsits are managed as a halls of residence for students and for no other form of residential accommodation and because the development is not considered to be suitable for permanent accommodation.

### **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 provided with pre-application advice and updated on issues arising during the application.

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, WT1, CP10, CP13, CP14, CP20  
Winchester District Local Plan Review 2006: DP3, DP4, DP5, HE1, HE4, HE5, SF1, SF2

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 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. During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

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).

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