

Planning Development Control Committee

Update Sheet

6 March 2014

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

Item No	Ref No	Address	Recommendation
01	13/02774/FUL	Swanmore College, Of Technology New Road Swanmore	Approval

Agenda Page: 3

Officer Presenting: Simon Avery

Public Speaking

Objector: Rachel Pelly

Parish Council representative:

Ward Councillor: Cllr Weston

Supporter: Mark Carrington (Applicant) and Lee Thomas

Update

An amended site plan (drawing No. PP1119/101-00 P3) has been submitted showing very slight changes arising from the re-distribution of some of the affordable housing. The most significant change is the addition of 2 parking spaces in the north west corner part of the site. The changes have very little discernible effect on the layout.

The re-distribution of affordable housing from the originally submitted site plan is as follows:

- Units 39 to 41 and 52 to 53 and now market housing.
- Units 27 to 29 and 3 and 4 are now affordable.

1 additional letter of objection has been received raising concerns about sewage capacity, Parking provision, the capacity of the school to accommodate more children, and the high density of the scheme.

The applicant have progressed a signed Unilateral Undertaking to secure the financial contributions and measures required as set out in the report However, in the event that the Agreement is not signed and the Decision not issued by 7 April , 2014, the planning permission will be subject to the Community Infrastructure Levy at a rate of £80 per square metre of Gross Internal Floor Area. In this case that would be £x (to be updated)

Item No	Ref No	Address	Recommendation
2	13/02506/OUT	Land adjacent to 24 Downside Road, Winchester, SO22 5LU	Approval

Agenda Page: 26

Officer Presenting: Andrea Swain

Public Speaking

Objector: Mrs Regine Oldfield

Parish Council representative:

Ward Councillor:

Supporter: Ian Donohue (Agent)

Update

Since the publication of the report the S106 legal agreement has been entered into, should the resolution be agreed then the decision can be issued.

Item No	Ref No	Address	Recommendation
3	13/02429/FUL	8 Chilbolton Avenue	Permit

Agenda Page: 37

Officer Presenting: Megan Osborn

Public Speaking

Objector: Louise Goodall and Alan Heap

Parish Council representative:

Ward Councillor:

Supporter: Paul Doswell

Update

Since the publication of the report the contributions have been paid upfront and the upfront payment forms have been signed.

Therefore the recommendation is:

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:

- (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.

All the above contributions have been paid for up front.

Correspondence has been received from Steve Brine MP forwarding on an objection from Mr Simon Goodall at 3 Bath Place.

Item No	Ref No	Address	Recommendation
4	13/02859/FUL	6 Dean Close, Winchester	Subject to legal agreement

Agenda Page: 50

Officer Presenting: Andrea Swain

Public Speaking

Objector:

Parish Council representative:

Ward Councillor:

Supporter:

Update

The applicant has indicated that they will enter into a Section 106 Legal Agreement in respect of the relevant contributions. However, in the event that the Agreement is not signed and the Decision not issued by 7 April , 2014, the planning permission will 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 £32160 plus the Affordable Housing contribution of £54800.

Item No	Ref No	Address	Recommendation
5	13/02322/REM	Land Adj Pitt Manor, Romsey Road, Pitt	Permit

Agenda Page: 60

Officer Presenting: Lorna Hutchings

Public Speaking

Objector: Sandie Vining

Parish Council representative: Cllr Bell (on behalf of Hursley Parish Council)

Ward Councillor: Cllr Scott, Cllr Laming and Cllr Warwick

Supporter: Simon Packer (Agent)

Update

Since the publication of the Agenda written an additional neighbour representation has been received citing concerns in respect of inadequate further information of the proposed sewage pumping station, lack of sewer capacity and that the developer is still not proposing a gravitational solution requiring a mini tunnel sewer to connect to the Stanmore Lane sewer from Stanmore Lane/Cromwell Road junction and a condition should be imposed.

In addition, consultation responses from Heads of Ecology, Urban Design and Highways Departments have been received confirming in writing their initial objections have been addressed. All issues raised in consultation responses and supplementary dialogue is considered to have been addressed by revised plans received 07th February and 05th March including 4 no. soft landscaping plans, 2 no. hard landscaping plans, an all site fencing plan and illustrative landscape sections (with 1.2m post and rail fence to landscape buffer not 1.5m as noted on page 73). Conditions have therefore been revised and it is confirmed that all matters as specified on page 62 of the Agenda regarding General Comments and Details, are now considered resolved to the satisfaction of officers.

Revised conditions are noted below (not including Informatives) and for ease of reference the whole conditions schedule is listed. Conditions numbers still tie into those specified in the report.

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).

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, Klargestor 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 10m³ 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 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.

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 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

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.

Item No	Ref No	Address	Recommendation
6	13/02502/ful	21 Southgate Street, Winchester	Permit

Agenda Page: 87

Officer Presenting: James Jenkison

Public Speaking

Objector:

Parish Council representative:

Ward Councillor:

Supporter:

Update

None

End of Updates