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**WINCHESTER CITY COUNCIL**

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**PDC 1012**

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**PLANNING COMMITTEE**

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**Planning Applications**

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**11.12.2014**

### **THE AVAILABILITY OF BACKGROUND PAPERS**

In deciding what recommendation to make on each of the following applications, the Head of Planning Management has had regard to all documents contained in the application file. The following list specifies the categories of documents which may be found on such a file and which will be background papers \* although in any particular case there may be no documents in that category.

1. Application form, required certificates, plans and drawings (including any amended plans and drawings).
2. Correspondence between the Planning Department and the Applicant or the Applicant's agents.
3. Correspondence, including correspondence between the Planning Department and other departments of the Council or other Authorities.
4. Notes of site visits, meetings and discussions.
5. Representations received from any party.

\* Background papers do not include documents which contain e.g. confidential material and which constitute "exempt information" under the Local Government Act 1972.

Background papers may be inspected prior to the meeting to which this report is made and for 4 years thereafter beginning with the date of the meeting.

### **THE STATUS OF OFFICER RECOMMENDATIONS**

Members of the public are reminded that;

- The recommendations contained in a report are those made by the officers at the time the report was prepared. Circumstances may cause a different recommendation to be made at the meeting.
- The officers' recommendations may not be accepted by the Committee.
- A final decision is only made once Councillors have formally considered and determined each application.

#### **Recommendation codes**

REF = Refused      PER = Permitted      LEG = Permitted, subject to legal agreement



PDC 1012 - Silver Hill, Winchester – 2014 planning applications

The reports on this agenda deal with a number of reports, all of which relate to the proposal by Silverhill Winchester No. 1 Limited to redevelop the Silver Hill area. A plan at the end of this covering report shows the inter-relationship of the four applications which are being considered.

Members will be aware that the scheme has already been subject to consideration by the City Council, in its capacity as owner of land within the site. These reports now deal with four planning applications in respect of the development.

There is already an extant consent for redeveloping the area, which was granted in 2009 (06/01901/FUL) ("the Original Consent"). Following the grant of this consent, the City Council made a compulsory purchase order (CPO), which was subsequently confirmed by the Secretary of State, in order that it could acquire all the land within the development site, so that the development could then proceed. The CPO was made in November 2011, and confirmed in March 2013.

Since the confirmation of the CPO, the developer has been reviewing the consented scheme, and has decided that various changes need to be made. These changes arise for a number of reasons, including the fact that Stagecoach no longer wish to manage a bus station complex (as was included in the original proposals) but instead to have on-street bus facilities on Friarsgate with only a ticket office/toilets retained on site. In addition, the design has been reviewed and updated to reflect inevitable changes to the requirements of likely occupiers.

As a result, the developer has formulated certain design changes, and it therefore now needs to secure planning permission to allow it to proceed with the revised scheme. The fundamentals of the consented scheme have not materially altered.

The developer has chosen to submit a number of applications, which when taken together will ensure that it has the necessary consents in place to build the revised scheme.

The applications which have been submitted are as follows:-

- 1) 14/01912/FUL – application under Section 73 Town and Country Planning Act to develop without compliance with the conditions of a previous planning consent ("the Section 73 application").
- 2) 14/01913/FUL – a full application for the development of part of the development site (Block B) ("the Drop-in application").
- 3) 14/01915/FUL – a full application for additional/replacement buildings along the High Street frontage (on land outside the red line of the original planning consent) ("the High Street Application").

- 4) 14/01916/LIS – application for listed building consent for the removal of the brick arch between 153 High Street (Oxfam) and Maison Blanc (“the Listed Building Application”).

The developer has stated its intention is to implement all four consents in order to deliver comprehensive development. Officers consider that this is of fundamental importance given the policy background. If Members agree to resolve to grant planning permission, a Section 106 agreement would be entered into to secure that all four applications are implemented to ensure that comprehensive development is delivered.

In 2013, a Non Material Minor Amendment (13/00680/NMA) was approved attaching an additional condition to the Original Consent, specifying an approved plans list, to the original planning permission. In this way, the Original Consent now has a condition listing the drawings which are the approved plans for the development.

It is this approved plans list in the Original Consent that the Section 73 Application (14/01912/FUL) applies to vary, with accompanying amended plans and documents submitted. The plans which have been submitted with the Section 73 application show the form of the revised development, whilst retaining all the uses which are in the Original Consent.

The Drop-In Application (14//01913/FUL) then drops into the Section 73 Application scheme an alternative version of Building B, changing the uses that are no longer needed, to retail and with a reduced number of larger residential units. It is only this version of Building B which is intended for implementation as this is the viable option in respect of financial, retail and residential market demand.

The Section 73 Application, combined with the Drop-In Application, together seek to change the development which was approved under the 2009 consent in the following way:

- Changes to the elevations and form of the consented scheme.
- 287 dwellings to 177 dwellings – including removal of on-site affordable housing.
- Removal of the bus station to be replaced with a bus interchange facility including waiting and ticketing facilities and public conveniences.
- Building B altered and extended to the north for provision of additional retail floor space and a revised form of residential development, which replaces the previous land uses ( including live-work units, shopmobility, 1 bed flats, office space, RAOB Club, youth centre and medical centre).

Public realm improvements are proposed in both applications (see above) but are illustrated differently in the plans and Design and Access Statements. The Building B ‘Drop In’ application 14/01913/FUL proposes the higher quality and thus intended scheme for implementation. This includes the hardsurfacing treatments internally and also externally (outside the red line) to Upper High Street, The Broadway, Middle Brook Street and Friarsgate. It also has an extended strategy for future replacement of highways trees to the north side of Friarsgate and north and south sides of Broadway. Rills are also indicated along Cross Keys, Lawn Street and Middle Brook Street.

The High Street Application relates to land which was not included in the red line of the Covering Report

Original Consent.

The demolition of 153 High Street and redevelopment for a three storey retail and residential building is proposed for wider access to the site through Cross Keys Passage.

Development of a three storey residential and retail building at 161-162 High Street will infill the existing bus station exit.

The Listed Building Application seeks listed building consent for the removal of a brick arch between the existing building of 153 High Street (Oxfam) to Maison Blanc, which is a listed building, with a brick arch, and is the only element of the high street buildings which requires listed building consent under 14/01916/LIS. The Townscape Heritage Visual Impact Assessment Cumulative Addendum III shows the new and replacement High Street Buildings with the other proposals and each Building B option.

