



Meeting	Planning Committee
Date and Time	Wednesday, 31st October, 2018 at 9.30 am.
Venue	Walton Suite, Guildhall, Winchester

AGENDA

PROCEDURAL ITEMS

1. **Apologies and Deputy Members**

To record the names of apologies given and Deputy Members who are attending the meeting in place of appointed Members.

2. **Disclosures of Interests**

To receive any disclosure of interests from Members and Officers in matters to be discussed.

Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests, personal and/or prejudicial interests, and on Predetermination or Bias in accordance with legislation and the Council's Code of Conduct.

If you require advice, please contact the appropriate Democratic Services Officer, prior to the meeting.

3. **Membership of Sub-Committees etc**

To give consideration to the approval of alternative arrangements for appointments to bodies set up by the Committee or the making or terminating of such appointments.



Public speaking is allowed on individual planning applications, subject to certain restrictions – please contact the Public Speaking Co-ordinator as soon as possible, but **prior to 4.00pm Monday 29 October 2018**, on (01962) 848 339 to register to speak and for further details.

BUSINESS ITEMS

- | | Ward |
|---|---------------------|
| 4. Where appropriate, to accept the Update Sheet as an addendum to the Report. | |
| 5. Planning Applications - WCC Agenda Item 6 (PDC 1119 and Update Sheet refers) | |
| 6. Garrison Ground, Bar End Road, Winchester (Case number: 18/01469/FUL) (Pages 9 - 44) | St Michael |
| 7. Planning Applications - WCC Agenda items 8 - 14 (PDC 1119 and Update Sheet refers) | |
| The following items will not be considered before 2.00pm:
(Depending on the Committee's progress, some of the morning's items may overrun into the afternoon session. Nevertheless, the following items will not be considered <u>before</u> 2.00pm). | |
| 8. Land at Stanmore Estate, North of Stanmore Lane, Winchester (Case number: 18/01792/REM) (Pages 45 - 58) | St Luke |
| 9. 30 Clifton Road, Winchester, SO22 5BU (Case number: 18/01807/HOU) (Pages 59 - 66) | St Paul |
| 10. 34 Chalk Ridge, Winchester, SO23 0QW (Case number: 18/01782/FUL) (Pages 67 - 74) | St Michael |
| 11. The Bungalow, Southwick Road, North Boarhunt, Fareham (Case number: 18/01732/FUL) (Pages 75 - 84) | Southwick & Wickham |

- | | | |
|-----|---|-------------------------|
| 12. | Renwood, Outlands Lane, Curdridge, SO30 2HD (Case number: 18/01942/FUL) (Pages 85 - 94) | Whiteley & Shedfield |
| 13. | Bushmoor Farm, Westley Lane, Sparsholt, Winchester (Case number: 18/01133/FUL) (Pages 95 - 100) | Wonston & Micheldever |
| 14. | 6 Valley Close, Colden Common, SO21 1UN (Case number: 18/01809/FUL) (Pages 101 - 112) | Colden Common & Twyford |

L Hall
Head of Legal Services (Interim)

Members of the public are able to easily access all of the papers for this meeting by opening the QR Code reader on your phone or tablet. Hold your device over the QR Code below so that it's clearly visible within your screen and you will be redirected to the agenda pack.



23 October 2018

Agenda Contact: Claire Buchanan, Senior Democratic Services Officer
Tel: 01962 848 438 Email: cbuchanan@winchester.gov.uk

**With the exception of exempt items, Agenda, reports and previous minutes are available on the Council's Website www.winchester.gov.uk*

MEMBERSHIP

Chairman: Ruffell (Conservative)

Vice-Chairman: Read (Conservative)

Conservatives

Cunningham
McLean

Liberal Democrats

Clear
Evans
Izard
Rutter

Deputy Members

Berry

Laming and Weir

Quorum = 4 members

THE HUMAN RIGHTS ACT 1998:

Please note that the Human Rights Act 1998 makes it unlawful for the Council to act in a way incompatible with any of the Convention rights protected by the Act unless it could not have acted otherwise.

In arriving at the recommendations to grant or refuse permission, careful consideration has been given to the rights set out in the European Convention on Human Rights including Article 6 (right to a fair trial), Article 8 (right to respect for private and family life), Article 14 (prohibition of discrimination in enjoyment of convention rights) and Article 1 of the first Protocol (the right to peaceful enjoyment of possessions).

The Council is of the opinion that either no such rights have been interfered with or where there is an interference with the rights of an applicant or objector, such interference is considered necessary for any of the following reasons:-

- ◆ The protection of rights and freedoms of others
- ◆ Public safety
- ◆ The protection of health or morals
- ◆ The prevention of crime or disorder
- ◆ The economic well being of the country.

It is also considered that such action is proportional to the legitimate aim and in the public interest.

GENERAL GUIDANCE ON THE WORK OF THE COMMITTEE:

Background

The Planning Committee meets on average once every four weeks. The membership of the Committee is drawn from elected City Councillors.

The Council's Constitution states that the vast majority of applications will be determined by the Planning officers (which are sometimes known as "delegated decisions"). However, if certain criteria are met from the Constitution, some applications (about 5%) are referred to Committee for determination, rather than officers.

As part of the Winchester District includes the South Downs National Park (SDNP), the Committee can also determine applications from this area on behalf of the National Park Authority.

At the meeting

At the start of the Committee meeting, the Chairman will introduce the Councillors and officers at the table. Any Councillor's declarations of interest will also be announced at this point. If the interest is considered by the Councillor to be significant, he/she will leave the meeting when it reaches that item on the agenda.

Timing

The Committee considers many applications and scrutinises each one thoroughly. However, to prevent waiting unnecessarily through other people's applications, where work demands it, agendas will be split into morning and afternoon sessions. The morning session will usually start at 9.30am and, where applicable, the agenda will set out those items which the Committee will *not* consider before 2.00pm in the afternoon. Further details are set out below.

The Officer's presentation

On each item, the planning case officer will introduce the application to the Committee. They will concentrate on showing details of the proposals with the aid of projected visual material, including photographs of the site and plans. The length and details of the presentation at the meeting will be proportionate to the nature and scale of the proposal. The officer will make a recommendation to the Committee to either approve or refuse the application and, in the latter case, will state the reasons for this.

The officer is required to make a recommendation and the presentation will include material to explain why the scheme is being recommended for permission or refusal. However, officers will not restate the information set out in the report which relates to the assessment of the planning merits of the case. Specialist officers dealing with issues such as design, historic environment and highways may also be available at Committee to provide advice on such matters and a legal representative will attend all Planning Committee meetings.

Members' Questions

After the presentation, there will be an opportunity for the Councillors on the Committee to ask questions of the officers, usually based on the planning themes set out in the report.

PUBLIC PARTICIPATION:

Following the Councillors' questions, there will be a period of public participation, as follows:

- Objectors (3 minutes),
- Parish Council representatives (3 minutes),
- Ward Members (local District Councillors)/Portfolio Holders (5 minutes),

- and supporters of the application (3 minutes).

The process is controlled by procedures to ensure fairness to both objectors and supporters. To register to speak, please contact the Public Speaking Co-ordinator on 01962 848 339 by 4pm one clear working day before the meeting.

After each speaker's category, there will be an opportunity for the Committee to ask questions of the speakers, *if the Committee considers it necessary to clarify any matters of fact that arise*.

Aside from this, the Committee will not enter into any further discussion with members of the public.

The names of members of the public etc who have registered to address committee meetings will appear in the minutes as part of the public record, which will be included on the Council's website. Those wishing to address a committee meeting who object to their names being made available in this way must notify the Democratic Services Officer either when registering to speak, or within 10 days of this meeting.

The Councillors' Debate

After public participation, the Councillors will debate the application and may pick up any issues raised during public participation before a vote is taken to either;

- permit,
- refuse or
- defer (usually for a Viewing Sub-Committee or further information).

If the Committee votes against the officer's recommendation, the reasons for this will be discussed and explained. A summary of the Committee's reasons will be included in the minutes.

Voting:

Every Member has one vote when a matter before the meeting requires a decision. In the event of an equality of votes, the Chairman may exercise a casting vote and that vote may be cast in any way he wishes.

A Member may abstain from voting, or vote differently from how they may have indicated during the debate, without further explanation. The way each Member voted will not be recorded in the minutes, unless a motion to have a Recorded Vote has been passed.

After the meeting

After the meeting, the minutes will be available from the Council's website and a decision notice will be sent to the applicant/agent. Applicants have a right of appeal against a Committee decision to refuse planning permission, or any conditions imposed on permission, and any appeal will be considered by an Inspector appointed by the Secretary of State. Where an application has been permitted, there is no opportunity for objectors to appeal, other than to the Court by way of judicial review on a point of law.

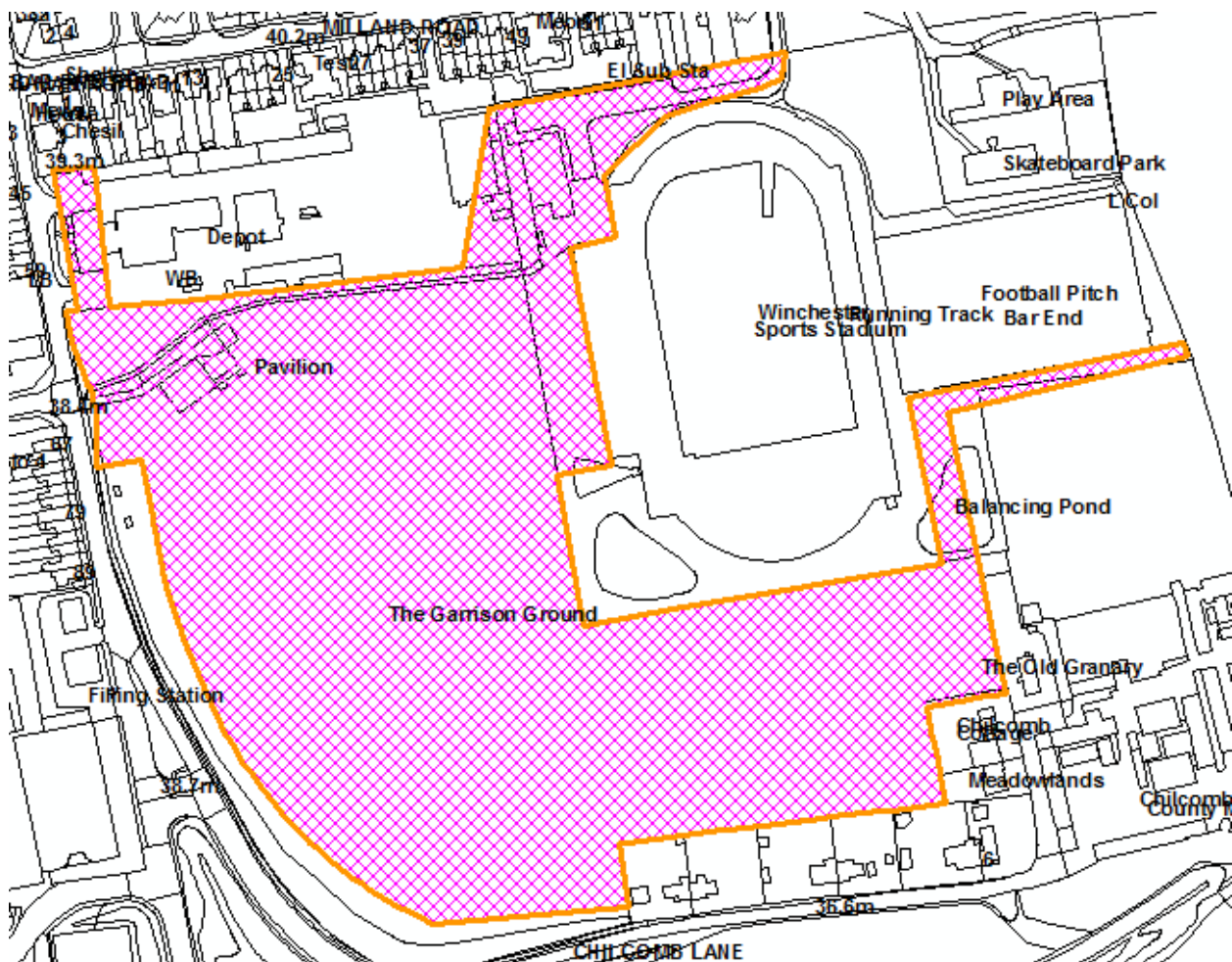
DISABLED ACCESS:

Disabled access is normally available, but please phone Democratic Services on 01962 848 264 or email democracy@winchester.gov.uk to ensure that the necessary arrangements are in place.

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Agenda Item 6

Case No: 18/01469/FUL
Proposal Description: Demolition of existing structures and erection of a new Winchester Sport & Leisure Centre, with associated access, landscaping, drainage and car parking.
Address: Garrison Ground Bar End Road Winchester Hampshire
Parish, or Ward if within Winchester City: St Michael
Applicants Name: Winchester City Council
Case Officer: Mrs Megan Osborn
Date Valid: 14 June 2018
Recommendation: Application Permitted



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General Comments

The application is reported to Committee because the applicant is Winchester City Council and due to the number of objections contrary to the officer's recommendation.

Site Description

The application site is on the South Eastern Edge of the City of Winchester in an area called Bar End. It is located within the Garrison Ground which forms the western part of a large open space with King George V playing fields to the far east and the Winchester Running Sports Stadium and the all weather sports pitch directly east of the site. To the north of the site is the Winchester Council Depot site and to the south are dwellings along Chilcomb Lane. To the west the site bounds Bar End Road with dwellings to the west of that and a petrol filling station and ATS Euromaster Ltd. To the north are the residential areas of Highcliffe and further beyond this is Winnall.

The Depot site, currently accommodates a two storey commercial office scheme and a range of storage buildings and external compounds.

The South Downs Way passes within close proximity to the eastern edge of the application site. The route starts at the King Alfred statue in the City Centre and ends in Eastbourne.

The Garrison Ground is situated at the southern end of Bar End Road forming a gateway into Winchester from Junction 10 of the M3 motorway.

Winchester's historic City Centre is a 15 minute walk from the site along either the road network or via National Strategic Cycle Route 23 which passes close to the site to the west. Bar End marks the south eastern entrance into the city of Winchester. Bar End Road, which forms the western boundary of the site, provides a direct link from the M3 to the city centre. The existing Barfield Close and St Catherine's Park and Ride sites are located to the west and south of the site.

Proposal

The proposal is for a sports and leisure centre with car parking and associated landscaping.

The facilities proposed are:

- 50m, 8 lane main pool to County competition standard with boom and mobile floor providing variable water depth,
- 20m x10m teaching pool with mobile floor providing variable water depth,
- Splash pad and water confidence area with play equipment and water features from toddlers and young children,
- 250 pool spectator seats,
- 8 court multi use sports hall,
- Clip n' climb facility,
- Four squash courts with a moveable wall to enable flexible use,
- Hydrotherapy Suite,

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- Treatment or personal therapy rooms,
- Fitness suite with 200 workout stations,
- Two large studios and one Spin Studio,
- Café, viewing area and outside seating terrace, and,
- Associated ancillary accommodation, such as changing rooms and toilets.

The other areas of the site include a car park with swales going through, landscaped areas to the front of the building and around to two remaining football pitches and a footpath linking the leisure centre site with King George V site to the east.

Relevant Planning History

A review of the planning history of the site and surrounding areas was carried out as part of this application process and is highlighted below:

Planning application site

The Winchester Sports Stadium athletics track:

03/01538/FUL – New sports pavilion and changing rooms. Application permitted 31/07/03.

06/03721/FUL – New athletics track with associated field event facilities plus flood lighting, new all weather hockey pitch plus floodlighting, extension to existing sports pavilion, ancillary works, perimeter fencing and associated landscaping. Application permitted 06/06/07.

10/02418/FUL – Variation of Condition 6 of permission 06/03721/FUL to allow the use of floodlights for one additional hour each evening until 20.00Hrs. Application permitted 23/03/11.

Garrison Ground:

94/01324/OLD Development of superstore with associated parking and petrol station (outline). Application refused 07/03/94.

93/01273/OLD Development of superstore with associated parking and petrol station (outline). Application refused Nov 1993.

93/01274/OLD Development of superstore with associated parking and petrol station (outline). Application withdrawn Nov 1993.

King George V playing field:

01/01237/TCP – Erection of 10.4m lattice tower supporting 9 no antennae, 2 no 600mm microwave dishes, equipment cabin, electricity meter cabinet and 2.4m high palisade fencing. Application permitted 29/06/01.

83/01271/OLD – Disposal of surplus material from M3 contract and subsequent reinstatement to agricultural use. Application permitted 22/06/83.

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Consultations

Urban Design

No objection

Engineers: Drainage:

Will need permission from South Water to connect to the sewers. No objection, subject to conditions.

Lead flood Authority HCC:

No objections, subject to conditions.

Winchester City Council Highways:

No objections.

Hampshire County Council Highways:

No objection, subject to conditions and S278 agreement.

Waste management:

No objection raised.

Head of Environmental Protection:

No objections, subject to conditions.

Head of Environmental Protection (Contamination)

No objections.

Head of Historic Environment:

No objections.

Archaeology:

No objections, subject to conditions.

Head of Landscape:

Landscape: No objections, subject to further details regarding boundaries

Trees: No objection

Open Space: No objection

Ecology: No objection

South Downs National Park:

No objections subject to a review of the materials

Head of Strategic Planning:

No objections.

Environment Agency:

No comment.

Natural England:

No objections, just need to be mindful of the requirements of the Habitats Regulations Assessment (HRA).

Southern Water:

Southern Water does not object to the planning application. They are currently working on off site sewage infrastructure aiming to provide sufficient network capacity to adequately drain the proposed development, which is scheduled to deliver in line with the developer's build programme.

Head of Building Control:

No objections.

Economic Development:

No objections.

Public Health Team:

Comment on the application, in that further consideration should be given to access to the new facilities by foot and public transport from all areas of the City.

Sustainable Development :

No objections.

Representations:

City of Winchester Trust: It was good to be reassured about the weathering capabilities of the proposed materials, and to hear that the architect will have a watching brief throughout the construction period, since this should ensure that no unplanned-for lowering of standards will occur. The thoughtful approach to designing the interior layout was also appreciated, in both terms of low noise levels and the reduction of maintenance costs due to the minimal amount of passageways. Overall, the City of Winchester Trust do not object however they regret that no verified views from the South Downs are available.

61 letters received objecting to the application for the following reasons:

- Traffic and Highways
- The figures from the TA are incorrect
- The proposal would result in a flood risk
- There would be light pollution from the building and the site
- There would be increased noise from the use
- The arboricultural impact assessment is incomplete
- Greenhouse emissions would be too high
- Lack of links to cycle paths
- Would be nice to see more tree planting
- The sports hall is unsuitable to use for some sporting groups.
- The Leisure Centre doesn't include sufficient facilities.

WinAcc:

Initial response - Although there is an excellent opportunity to replace the River Park Leisure Centre with a new leisure centre, the current proposal fails to meet on its low carbon target and commitments and therefore WinAcc object to the current proposals. Re-consultation on the 17th Sept - they acknowledge that the new leisure centre will improve energy usage compared to the current River Park Leisure Centre however it is still not clear how the proposal will meet the Councils' aims in point 7 of the twelve actions for lower carbon council. The Travel Assessment objections have been addressed, however WinAcc still think that further work needs to be done to address the carbon footprint.

Comments were received from Cycling UK who object to the planning application on the grounds that it is based on an inadequate and flawed transport assessment, it fails to encourage travel by non motorised users and encourages an increase in motorised access by private car.

Reasons aside not material to planning and therefore not addressed in this report

- 44 letters are regarding the loss of the sand pit. The sand pit is not being removed as part of this application.

3 neutral letters neither objecting nor supporting

- The proposed development provides sufficient facilities for disabilities
- This is a much needed investment
- A 50m pool is needed
- The facilities are good for Karate
- This is in a good location, near the M3

9 letters of support received.

- Good swimming facilities
- Good facilities for disabled people
- Design looks good
- Good facilities for use from Karate
- Health benefits
- Good access to the M3

A further consultation was carried out on the 17th September due to additional information being provided by the applicant, which included additional transport information and further sustainability information.

There were a further 9 objections to the application for the following reasons:

- The new sports centre will affect local football clubs due to the loss of playing fields.
- There will be additional noise from traffic along Bar End Road.
- The leisure centre would increase traffic in the city centre.
- The additional traffic information is not correct and should be re-written.
- Comments from CTC still stand.
- Not addressed concerns relating to traffic congestion over City Bridge.
- The additional information doesn't address the sustainability concerns

There was also a further letter of support to the application for the following reasons:

- The location of the Sports Centre would alleviate traffic down North Walls into Bar End Road.
- The transport plans cater for moving people via public transport.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

DS1 – Development Strategy and Principles

WT1 – Development Strategy for Winchester Town

MTRA1 – Development Strategy Market Towns and Rural Area

MTRA4 – Development in the Countryside

CP6 – Local services and Facilities

CP7 – Open Space, Sport and Recreation

CP8 – Economic Growth and Diversification

CP10 - Transport

CP11 – Sustainable Low and Zero Carbon Built Development

CP13 – High Quality Design

CP15 – Green Infrastructure

CP16 – Biodiversity

CP17 – Flooding, Flood Risk and the Water Environment

CP19 – South Downs National Park

CP20 – Heritage and Landscape Character

CP21 – Infrastructure and Community Benefit

Local Plan Part 2: Development Management and Site Allocations (LPP2) (April 2017)

WIN3 – Views and Roofscape

DM5 – Protecting Open Spaces

DM13 – Leisure and Recreation in the Countryside

DM15 – Local Distinctiveness

DM16- Site Design Criteria

DM17- Site Development Principles

DM18- Access and Parking

DM19 – Development and Pollution

DM20 – Development and Noise

DM21 – Contaminated Land

DM23 – Rural Character

DM24 – Special Trees, Important Hedgerows and Ancient Woodlands

DM26 - Archaeology

DM29 – Heritage Assets

National Planning Policy Guidance/Statements:

National Planning Policy Framework, Sections 2, 6, 7, 8, 9, 12, 14, 15 and 17

Other documents

There are a number of strategies that may be relevant to consideration of this proposal, some of which are referred to in policies. These are not Supplementary Planning Documents, but could be material planning considerations. These include:

Vision for Winchester

Air Quality Action Plan

Winchester District Cycling Strategy

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Walking Strategy for Winchester
Winchester Sport and Leisure Park Design Framework

Other Planning Guidance

Winchester City Council Playing Pitch Strategy 2018
Open Space Strategy 2016
Hampshire Historic Landscape Assessment 2004
Manual for Streets 2010
Winchester City and its Setting 1998
Winchester District Landscape Assessment 2004

Planning Considerations

Principle of development

The proposal is for a large-scale leisure centre for the Winchester area, known as the Winchester Sport and Leisure Park (WSLP), as a replacement for the existing facility at River Park, Winchester. The proposal is therefore on a significant scale. The site is located outside but adjacent to the settlement boundary of Winchester, near to the South Downs National Park (SDNP), in close proximity to the M3 and park and ride facilities.

The application raises a number of issues that would be relevant to policies in the adopted development plan. These comments relate mainly to matters of principle and the main policy issues as described in the Local Plan. The main policy issues fall into several categories as listed below:

Principle of development in this location:

The policies of the Local Plan seek to protect the countryside from inappropriate development.

This is highlighted in Policy DS1, which states ‘applying a town centres first approach to retail, leisure or other development proposals that are high attracters of people in accordance with the following hierarchy of centres’ where Winchester is listed as a sub-regional town centre.

Policy WT1 further emphasises this with reference to promotion of the town centre as the preferred location for new development that attracts high visitor numbers such as retail, leisure, culture, tourism including commercial and offices. This policy also refers to additional provision of open space and recreation and there is reference to green infrastructure and the need for providing opportunities for sustainable transport to reduce pollution and carbon emissions. Proposals should be of the highest design quality in terms of architecture and landscape, fully considering and respecting the setting and context of the area.

Sequential Test - Policy DM7 (Town, District and Local Centres) & National Planning Policy Framework Local plan policy DM7 (Town, District and Local Centres) and Government Guidance (NPPF 86, 87) seek to locate town centre uses that attract large numbers of people within town centres where possible and state that sequential test should be applied for uses out of centre and edge of centre. Policy DM7 states that proposals that attract large numbers of people which are located outside defined centres will be subject to a sequential test, which is also required by paragraph 86 of the NPPF.

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Sequentially preferable sites would be within the town centre, followed by sites in an edge-of-centre location (300m of town centre boundary) and then finally consideration of any alternative out of centre sites. Sites need to be suitable and available and paragraph 87 of the NPPF states that 'preference should be given to accessible sites that are well connected to the town centre.'

It is considered that a large site would be needed for the proposed use with appropriate land for car parking and servicing. It is therefore recognised and accepted that there are a limited number of sites that would be suitable to accommodate the proposed use. All of the possible available sites within the town centre or other sequentially preferable locations are either too small or allocated for other uses in the Local Plan (WIN 6 - Carfax and WIN7 – Cattlemarket).

Analysis of possible locations is therefore limited to consideration of the current leisure centre location (River Park) or the Bar End/Garrison Ground location (the application site). Both of the sites are owned by Winchester City Council and so would be available for development.

River Park is the sequentially preferable location as it is edge of centre in sequential test terms, being only approximately 175m from the town centre boundary. The Garrison Ground is an out of centre location. In distance terms, there is a larger population within walking and cycling distance of the River Park site, however, there are also locational advantages of the Garrison Ground site.

The Garrison Ground will provide more convenient access for customers travelling from outside the city by car. This will have the benefit of avoiding unnecessary travel into the city and away from the Air Quality Management Area. Furthermore, under proposals to provide a new bus stop near the site, the Garrison Ground area would be better served by public transport, whereas the nearest buses to the River Park site are at North Walls and access involves a non-direct route across a car park. This is not conveniently accessible for wheelchair users and those with small children.

The Garrison Ground site also offers the prospect of linking with the substantial existing and developing outdoor sports offer at Bar End, which is of a greater scale and scope than that at the River Park site. There are opportunities to link with adjacent uses and land owners, such as the University of Winchester and the athletics track at the Garrison Ground site, as well as adjacent sports pitches at King George V Playing Fields. The Council wishes to develop a large leisure park, which will have a number of sporting and recreational functions beyond that of the leisure centre itself. Opportunity to develop in partnership with the University of Winchester is only possible at Bar End.

The site at River Park does not offer the scope to have development at the same strategic scale as the application site. It is therefore considered that the proposed site is the only feasible site to deliver the strategic sporting and leisure facilities sought.

Policy DM13 (Leisure and Recreation in the Countryside):

The site for the proposed WSLP is outside the settlement boundary where countryside policies apply. The application does not fall within the types of development generally allowed for by MTRA4 (Development in the Countryside). However, Policy DM13 (Leisure and Recreation in the Countryside) which allows for leisure and recreation development within the countryside in certain circumstances, is considered more relevant to this

application.

DM13 permits the development of new leisure and recreational facilities for which a countryside location is necessary, subject to certain criteria relating to environmental impact. The supporting text makes it clear that recreation uses are most sustainably located in or adjacent to existing settlements and refers to particular issues where uses require extensive areas of land (para 6.3.39 of DM13). This proposal is located adjacent to the settlement of Winchester and therefore is in an ideal location linking with the users of the city and surrounding areas.

The search for suitable sites and the sequential test assessment above show that this location is necessary for this particular development. The application therefore needs to comply with the criterion in the policy, which relate to minimising the intrusion into the countryside.

CP6 – Local Services and Facilities supports the development of new extended or improved facilities or services, including indoor sports and recreation, in accordance with the development strategy for the District. The proposed development meets the requirements of this policy as it will serve the local population of Winchester Town and District.

CP7 – Open Space, Sport and Recreation seeks improvements in open space and built recreation provision. The proposal accords with this aim. There is a presumption against the loss of open space, sport or recreation facility unless alternative facilities of at least equivalent value are provided or the benefit to the community outweighs the harm caused by the loss of the facility. The proposed leisure centre at the Garrison Ground would provide an improvement to the open space in this area and replace the loss of the River Park facilities with upgraded/improved facilities in this location.

WT1 – Development Strategy for Winchester Town seeks the implementation of the Winchester Access Plan and the Winchester Air Quality Access Plan to provide opportunities for sustainable transport provision and reduction of pollution and carbon emissions.

Layout

The red line of the application site covers the area of the Garrison Ground, part of the University of Winchester running stadium site, a small section for a footpath to link the Garrison Ground with the King George V playing pitches, an area of trees and vegetation along the south western boundary of the site and the road and roundabout to the western boundary of the site. The general layout of the site is the main building providing the leisure centre to the north eastern side of the site with the car park area to the west of this. The building is surrounded by pockets of landscaping which will be added to as part of the landscaping condition to soften the building further. The car parking has swales of landscaped areas in amongst the hard landscaped areas of the car parking itself.

The layout of this site is considered acceptable in that it clusters the built form to the northern end of the site with a backdrop of the buildings beyond to the north. The built form is directly adjacent to the Winchester Sport Stadium to the east with the depot site to the north and houses on the other side of the road of Bar End with the industrial estate beyond. The remainder of the site is landscaped or open fields in the form of playing pitches which retains the open feel of this area.

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Therefore the development is in accordance with planning policy DM16 in that it responds to the character, appearance and variety of the local environment within and surrounding the site, in terms of its design, scale and layout.

Design

The internal layout and internal provision are not in themselves material planning considerations, however it is important to understand the use of the building as a whole and how the individual uses have influenced the design and external appearance of the building.

The foyer sits at the front of the building and is one of the first things you will see when entering the site therefore its design and form is of vital importance. This is a double height glazed area that projects forward of the section of the building to the south and, although it links with the profile of the hydrotherapy suite to the north, it is constructed in different materials giving a sense of arrival when entering the site. The proposed set backs on this west elevation would enrich the approach of the façade bringing rhythm to the front elevation as well as helping to reduce the mass of the building. The proposed public rooms such as the café areas at ground level facing the car park encourage interaction between the building and the public space and are important elements for the successful achievement of active frontages.

On the east elevation the proposed two storey block of the Energy Centre, in a darker colour, would have an important role reducing the whiteness of the building and adding further variation and texture to the large bulk of the building. The glazed area at ground level, connecting the sports hall with the stadium would increase engagement between the building and the external space and allow for daylight. Blinds are proposed to control natural light when this is not required.

Large expanses of glass are also proposed on the south elevation, which would give continuity to the clear/glossy palette of materials. Additionally, the proposed terracotta brise soleil, whilst providing solar shading, would introduce rhythm to the elevation. Being of a much shorter length and split in different planes, this elevation would be dynamic and visually richer.

The north elevation presents itself with an unpretentious treatment justified by the use of the internal spaces at ground level, of a more private character (and service areas) with no need for natural light.

The use of materials in the building also offers a visual reduction in the scale of the building by having a form that is broken horizontally with different materials to each floor. This is considered to be an appropriate approach, which would add variation to the elevations.

The quality of the proposal would be enhanced through the provision of a cohesive and complementary palette of materials that relate to the context without having to copy the materials of the surrounding area. All materials proposed would be durable and of high quality. A light beige glazed matt terracotta rain screen cladding is proposed to the front of the solid walls at ground level with an undulating profile to gently reduce the linearity of the elevations and provide a variety of shadows.

Details of the brise soleil and terracotta panels submitted by the applicant demonstrate that they have been carefully considered in order to bring a quality finish and longevity to the material, simplifying use and maintenance. Materials such as the aluminium louvres and the low level stone plinth would introduce variation and colour and tones desirable to produce consistent yet diversified elevations. The proposed double glazed windows and the polycarbonate cladding are high quality materials in accordance with the overall design concept.

Whilst some concern has been raised about the prominence of the building on the site, it is considered that the continuing strategy of splitting the building horizontally is a successful design approach towards minimising the building's scale.

Impact on character of area

The building and car parking proposed would not result in any detriment to the character of the surrounding area. The building at its highest is 7.4m in height however the use of materials in the form of glazing and polycarbonate cladding give it a light weight, reflective feel with the use of Terracotta cladding at ground floor. The use of the two materials will break up the building into two horizontal sections which results in a break of the massing. Therefore it is considered that the building and proposed works respond well with its surrounding character and avoids visual intrusion.

The roof of the proposed building is a dark grey single ply membrane over the main pool, sports hall, reception, fitness suite and studios. A ballasted roof is proposed over the hydrotherapy suite improving the outlook from the studios and wider views especially from St Giles Hill. Given the differing heights of the building and the material proposed it is considered that this would not result in a detrimental impact to the character of the surrounding area.

The proposed development enhances views from the South Downs National Park and other surrounding areas and it would not detrimentally affect the sensitive character of the surrounding area. Overall, it is considered that the proposed development would enhance the visual quality of the area. This is further reported below in the landscape section.

Impact on neighbouring property/uses

The building and use of the site would not result in any material planning harm to surrounding residential dwellings. The building would not result in any overshadowing, overbearing or overlooking issues to the location of the building in relation to the surrounding dwellings. This is therefore in accordance with planning policy DM17 of the LPP2.

There are proposed changes to the road network to Bar End Road to the western part of the site, which will result in some changes in front of houses 67 to 89 Bar End Road, however this would be an improvement to this part of the road and provide a safe crossing to the Leisure Centre site.

There are houses to the south of the site along Chilcomb Lane which have large back gardens that back onto the playing fields of this site. There are no lights proposed for the playing pitches and therefore the use of these pitches is unchanged. The use of the overall site as a leisure park could result in an intensification of the use of these playing pitches however no lighting is proposed and therefore the use of the pitches will not take place late, particularly during the winter months and therefore they would not result in any further material harm than the use of the existing pitches.

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There is a footpath proposed that runs adjacent to the Winchester Sport Stadium site and leads to the east towards the King George V playing fields beyond. This footpath would be used by the users of the Sports and Leisure Centre and there would be a general intensification of the site as a result of this use, however the footpath is located away from the nearby residents on Chilcomb Lane and therefore this would not impact on any neighbouring properties or uses. The footpath results in increased permeability through the site, which improves connections with this development site and King George V site in accordance with planning policy DM16 of the LPP2.

Landscape

The location of the proposed leisure centre within the countryside (MTRA4 applies generally) and adjacent to the South Downs National Park means that the proposal needs to be carefully designed and located in order to minimise visual impacts.

The planning application is supported by a Landscape and Visual Impact Assessment (LVIA), which assesses the effect of the proposal on the surrounding landscape and sensitive areas. Lists of 28 potential view locations were identified, including 13 local views and 15 wide views.

The conclusions of the report suggest the effect of the proposed development from wide and local views is either negligible, minor beneficial or minor adverse. It is considered, by officers, that the scale, layout, appearance and landscape of the development complement the existing context and it would enhance the visual quality of the area.

The site sits on the edge of the city, in a densely built up area, and although the countryside lies to the south and east of the wider site, the context within which the building sits is characterised more so by its edge of settlement location. It is not unexpected to find municipal buildings within such a setting and there are many other large scale buildings within the local area, and therefore the effect upon landscape character is not considered to be harmful.

Further planting is proposed along the southern boundary of the site with the boundary along the rear of the houses on Chilcomb Lane and further planting of a large tree on the eastern elevation of the building. These details are to be submitted via a condition.

The proposed hard landscaping offers a balanced and low-key approach to what would be a busy car park. The combination of materials, along with the swales, will reduce the dominance of vehicles and will slow traffic. It also helps to guide people towards the entrance to the building, and to alternative routes, such as the path to King George V playing fields, which is a welcome addition to the scheme.

Close boarded fencing is proposed to the athletics club boundary and wrapping around to face the Garrison Ground pitches to the south. This is a very suburban approach to a municipal scheme and is not in keeping with the wider site. Paladin mesh fencing in black would be more appropriate as it is equally, if not more, secure and is much less visually intrusive. In addition to this a native hedge to the park side of this fence, to soften any views of the 'back of house' operations, would ensure the park remains a pleasant and inviting place to be. A condition is recommended to ensure a suitable boundary treatment along this elevation.

The application meets policy CP15 (Green Infrastructure) as it maintains and enhances the function and integrity of the existing Green Infrastructure network; provides a net gain of well-managed, multi-functional Green Infrastructure; and encourages public access to and within the natural environment.

The application meets policy CP20 (Heritage and Landscape Character) and DM14 (Local Distinctiveness) as, despite its scale, it conserves natural landscape features and local distinctiveness; and enhances trees and hedgerows that contribute to local distinctiveness.

Impact on South Downs National Park(SDNP)

The application site is not within the National Park, but it is located within close proximity to (and within the setting of) the National Park and it is therefore a statutory duty of the Council to consider the purposes of the National Park when making a decision on the application. The two statutory purposes of the national park designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

The development would be seen from the SDNP. The view points are from St Catherine's Hill, the Pilgrims Way and the South Downs Way, as well as from points outside the National Park looking towards the site, such as St Giles Hill and Bar End Road.

Notwithstanding the conclusions reached by the submitted LVIA, the National Park Authority (SDNPA) had some initial concerns about the introduction of a building of such height and bulk to this city edge location. It is however considered that the light coloured materials palette proposed would blend the building especially when viewed from Bar End Road as the materials would help the building blend with the sky when viewed with this backdrop. When viewing the building against the backdrop of the city, including view points from the National Park, the SDNPA had more concerns. However the view of the leisure centre from the SDNP would be against the backdrop of the buildings in the city, including the industrial estate at Bar End and would therefore blend in with the background beyond. The use of high quality light coloured materials, cladding and glazing on the building façades creates visual interest and create a smooth transition between the building and the sky. Therefore the bulk and mass of the building in relation to the views from the SDNP towards the City would be acceptable especially when considering the pallet of materials proposed.

The addition of the new leisure centre in this location links the City with the South Downs Way that is located east of the King George V playing fields. The footpath is currently accessed from the end of Fivefields Way and links into Winchester. Links to this from the playing fields at King George V to the South Downs Way are proposed which is part of a wider masterplan, and, although desired by the SDNP, are not a planning requirement for this development.

The proposal is not therefore considered to have a detrimental impact on the National Park or its setting, and does not detract from the purposes of the National Park designation.

Lighting

The tranquillity and dark skies are a special quality of the National Park which has been designated as an International Dark Sky Reserve. Lighting is also important to ensure that the proposed development does not cause harm to the dark skies or tranquillity of the National Park and its surroundings.

Given the ambient light levels in this area of the city it is not considered that the proposed lighting would be more harmful than what exists in this area already. A condition is recommended regarding the hours of lighting in the car park area with a phased lighting reduction once the leisure centre is closed.

The lighting assessment shows no lighting from the proposed outdoor sports pitches and a condition is recommended to control this.

Trees

There is a submitted Arboricultural Method Statement, by ARBTECH, Matthew Middle dated 10th May 2018, which describes the extent and effect of the proposed development at the Garrison Ground on the individual trees and groups of trees within and adjacent to the site.

The Arboricultural Officer is satisfied that the information provided within the report and the submitted Tree Protection Plan, drawing no. Arbtech TPP 01 is acceptable in relation to the significant trees on the site and the details regarding the Horse Chestnut Tree (T1) will be incorporated within the S278 detailed design.

Therefore the development is in accordance with planning policy DM24 of the LPP2 in that the proposed development would not result in the loss of special trees

Open Space

This proposal will result in the loss of open spaces, however Local Plan Part 1 policy CP7 allows for this, on the proviso that;

- Alternative facilities will be provided and are at least as accessible to current and potential new users and at least equivalent in terms of size, usefulness, attractiveness and quality, or
- The benefit of the development to the community outweighs the harm caused by the loss of the facility.

The alternative facilities, such as the 50m swimming pool and the sports hall and fitness suite, being proposed surpass the existing facilities in terms of size, usefulness and attractiveness, and quality. Moreover the benefit to the community would be considerable.

Ecology

An Ecological Impact Assessment was submitted to accompany the planning application. This was assessed by the Council's Ecologist and Biodiversity Officer and the South Downs National Park Officers who do not object to the application.

The submitted Ecological Impact Assessment confirms that the application site supports protected species including foraging and commuting bats, nesting birds and reptiles.

There are biodiversity enhancements and net gains for the proposal which include:

- Creation and management of 6,000 square metres of rough grassland and wildflower buffers and banks.
- Provision of logs and brash piles in sheltered corners of the buffer areas.
- Planting a wide range of new native trees and shrubs.
- Creation of swales with native pond-edge planting and provision of nest boxes, bat boxes and bug hotels.

These measures will provide new basking areas for reptiles, nesting habitat for birds and roosting and commuting features for bats, as well as foraging habitat and green corridors for these species and many more including invertebrates and small mammals.

There are no objections in relation to the impact on the ecology of the site, subject to conditions relation to the Ecological Impact Assessment 30/05/18 and the Drainage Strategy Report 23/05/18.

Habitats Regulations Assessment (HRA) is a process that identifies if a plan, programme or project has the potential to have an adverse effect on a protected 'European site', due to the project's nature, size or location. Examples of European sites include Special Areas of Conservation, Special Protection Areas and Ramsar sites.

In this case the assessment has identified that the site lies around 330m from the River Itchen Special Area of Conservation (SAC). It is also within 175m and to the east of a Site of Special Scientific Interest (Nationally important site) and is in the Impact Risk Zone of it as defined by Natural England. It is likely to remain in an Unfavourable and Improving status in the absence of development.

The HRA has been carried out by the Local Planning Authority (LPA) as the decision maker and competent authority under the Habitats Regulations ensuring that development management decisions do not adversely affect the integrity of European sites. Regulations 61-63 include provision to ensure that European sites of importance for nature conservation are protected in the determination of a planning application. It is considered that sufficient evidence has been submitted to enable the authority to complete the HRA. Winchester City Council LPA is the competent authority with regard to ensuring compliance with the requirements of the HRA Regulations, including thorough comprehensive consultation with the relevant statutory environmental regulator, Natural England.

The role of the Appropriate Assessment (AA) is to consider the implications of the plan or project for the conservation objectives of the relevant European sites and should determine whether they will have an adverse effect on the integrity of the site. Depending upon the outcome of the AA, the local authority may need to adapt the plan or project to ensure that there are no adverse effects on site integrity, alone or in combination with other plans or projects.

In the absence of mitigation there is a risk that the proposed development could cause contamination of ground water and/or surface water run off which could affect the species

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and habitats of the River Itchen. However the scheme has been designed to avoid adverse effects on it set out in the Drainage Strategy. A significant negative effect on the favourable consideration status of the River Itchen SAC and SSSI is therefore unlikely to occur.

It is concluded that the development is unlikely to have any significant effects on the identified European sites, either alone or in combination with other plans and projects. Natural England has supported the conclusion of the HRA.

Highways

This is a strategic application to which Hampshire County Council as Highway Authority has responded under the terms of the Highway Agency Agreement.

The applicant has provided a Transport Assessment (TA) to support the application and a Framework for a Travel Plan. Measures are proposed to encourage use of non-car modes, such as a new bus stop nearer the entrance, a new roundabout and zebra crossing and physical improvements to cycle routes into the city centre. The potential for linking into longer distance walking and cycling routes and into the National Park is also explored.

Accessibility

The applicant has submitted a Walking, Cycling and Horse-Riding Assessment and Review (WCHAR) document to support the planning application.

Walking and Cycling

The WCHAR report provides commentary on pedestrian provision in the vicinity of the site. Specifically the report has been prepared in order to inform the access proposals to the site.

Existing footway provision is provided on both sides of Bar End Road for a short length until the eastern footway ceases at the brow of a hill south of the junction at East Hill. A signalised crossing point is located further south to enable the safe crossing for pedestrians. The footways are of varying widths around 1.5 metres. There is no scope to widen the existing provision due to land constraints.

There are no formal cycling facilities provided in the vicinity of the site and the closest cycle network is located off Barfield Close.

The WCHAR report suggests that there are two options for improvements to pedestrian and cycling provision. The two options involve providing a 2.5 metre shared use facility on Barfield Close. It also includes a number of dropped kerb crossing points in locations highlighted in the WCHAR report. Wayfinding signs will be provided to encourage this route to be used rather than Bar End Road to access the city centre.

The report states that the scheme will be delivered by Winchester City Council, the applicant, and to ensure that the works are implemented in a timely manner to mitigate the impacts of this application it is recommended that the works should be conditioned to be constructed to a completion standard prior to the occupation of the site. These off-site

highway works will be delivered via a s278 agreement and will be subject to Hampshire County Council's design check procedure.

Bus Provision

The Transport Assessment provides commentary on the nearest bus stops to the site in Table 3.1. It lists the Park and Ride buses which run between 4 and 8 buses per hour and the Number 4 bus which runs once an hour. The bus stops are located within 400m of the site access and therefore can be considered as a reasonable option when considering it as a mode of transport to the site.

Rail Provision

It is not envisaged that there will be a large number of service users who will use the railway station as it appears to be less than 1% of users of the existing leisure centre and therefore rail travel is not considered to provide a realistic option for sustainable travel to the site.

Personal Injury Accident

Personal injury accident data has been included within the Transport Assessment covering a five year period from 1/12/2012 to 30/11/2017. The study area is shown on Figure 3.4 in the appendices and is suitable for the proposals.

On the local road network, Figure 3.4 of the Transport Assessment shows that there have been 10 recorded accidents, of which 8 and 2 have been recorded as slight and serious respectively. There have been no recorded fatalities on the local road network within the study area during the aforementioned timeframe. The accidents are sporadic and there does not appear to be any underlying trend in the operation of the road network which this development will exacerbate.

Baseline Traffic Flows

Traffic surveys have been undertaken to establish the existing flows on the local road network. Barfield Close/ Bar End Road, Bar End Road, Bar End Road/A31 and M3 J10 traffic counts were conducted in 2016 and Bar End Road north of the proposed site access was undertaken in 2018.

Traffic Growth

The applicant has not factored the 2016 baseline to the application year of 2018 due to a negative growth rate. It is therefore considered to be a more robust assessment if the 2016 baseline is used and is considered acceptable to the highway authority.

Proposed Access

The proposed site access is located at the Bar End Road/Barfield Close roundabout. The proposals include increasing the size of the roundabout and adding an additional arm in order to access the site. The highway authority is satisfied that a suitable access in the form of a four arm roundabout can be provided within the curtilage of the public highway and land within the control of the applicant.

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The proposals include provision for pedestrians to cross Bar End Road. The proposed junction will be a new compact roundabout with suitable pedestrian / cyclist facilities to cross Bar End Road. It is noted that these crossing points will coincide with desire lines for people to access the proposed leisure centre.

The principle of this access junction is agreed with Hampshire County Council and the final roundabout will be within the envelope indicated within the drawing in Appendix 3 of Technical Note 5356-02A with the final layout determined during HCC's S278 process. For clarity, it is noted that the final junction location will be in the same location at the entrance to Barfield Close and the exact location will be as indicated or moved further into the development site and away from existing development on Bar End Road. This is reflected in the land envelope agreed with the applicant.

The works will be subject to Hampshire County Council's S278 design check process and should adhere to national technical guidance and local policy documents, including the WCHAR report.

Trip Generation

The applicant was asked to clarify the trip generation as set out in the Transport Assessment. The methodology used to calculate the proposed generation is contained within appendix 9 and additionally in Technical Note 5356-02A and is considered to be robust. The proposed two-way car movements in the AM and PM peak are 146 and 435 respectively.

The Transport Assessment acknowledges that due to the location of the proposed site, the modal split of travel choice will change. Vehicular trips have increased and have been factored into the above methodology.

The applicant has undertaken a sensitivity analysis using TRICS, an industry standard tool, and has produced peak hour trip rates of 93 and 237 in the AM and PM, which is lower than the methodology used above. The highway authority is therefore satisfied that the trip rates are robust and suitable for use.

Trip Assignment

The applicant has submitted a Technical Note which provides commentary on the distribution of vehicular trips associated with the proposals. Along with the information in Technical Note 5356-02A this is considered to be robust and is accepted.

Junction Assessment

The junction assessment work includes assessments of the Bar End Road signalised junction and the proposed access roundabout. The setup of all traffic modelling has been verified and the results presented indicate that the impact of the development would be acceptable.

Garnier Road

There is local concern over the increase in vehicular movements along Garnier Road due to the proposal and the transport consultant has provided further clarification on this point. Using the latest trip assignment the proposal is predicted to generate an additional 14 and 39 vehicular movements in the AM and PM peaks respectively. In the PM peak, the trip generation from the Leisure Centre proposal alone would equate to one car every 90 seconds and this level of impact does not require further assessment.

Travel Plan

The draft Travel Plan is broadly acceptable and will need to be secured via a condition. The Travel Plan will need to be agreed by HCC and measures put in place prior to occupation of the development.

Highways conclusions

It should be noted that the Transport Assessment has been produced on the basis that River Park Leisure Centre has ceased operating once the proposed leisure centre has opened. It is therefore recommended that a condition be included to ensure that the proposed leisure centre will not operate until the existing Leisure Centre has closed.

Drainage

There are currently ongoing provision for off site sewerage infrastructure process and the alignment of the works with the build programme of this development will have to be coordinated with the off-site works. There are therefore no material concerns relating to the foul water capacity which is acceptable in the future infrastructure proposed.

Flooding

Hampshire County Council is the Lead Local Flood Authority and statutory planning consultee on the management of surface water drainage to major developments of ten or more houses and for commercial development of floor space greater than 1000m² or sites larger than 1Ha (10,000m²).

There is potential for surface water flooding to the south west of the application site, therefore this potential flow path has been assessed to minimise the risk to properties. The area to the south which is identified as having a high risk of surface water flooding is being maintained as existing playing fields so there are no concerns relating to this.

It has been confirmed that complex flow devices will be used to ensure runoff remains at Greenfield runoff rates at the different storm scenarios. The information has been submitted in the Drainage report (20001- Drainage Strategy Report), which has been assessed by the Drainage Engineer and are considered acceptable and therefore it has been conditioned that the works shall be carried out in accordance with the submitted details.

Economic Development

The proposed development supports the aims and aspirations of the Winchester District Economic Strategy 2010 to 2020 and the Council's Strategy for 2017 to 2020 as well as

having the potential to create local jobs during both the construction and operational stages of the development.

The plans fit closely with the aims and aspirations of the Winchester District Economic Strategy 2010 to 2020 to:

- encourage development in Winchester City Centre
- build a low Carbon Economy and ensure that buildings are energy-efficient
- create employment opportunities for local people
- create a healthy workforce

A larger, state-of-the-art, modern sports and leisure centre will result in employment opportunities for local people. During the construction phase there is an opportunity for apprenticeships and traineeships to be created, training local young people in a trade or profession with on-the-job training. The provision of a hydrotherapy pool could also lead to the creation of specialist roles.

The centre operator should also support local businesses providing ancillary services such as cleaning and catering if these are not provided in house by the operating company. The catering company should also support local food and drink producers.

Therefore the proposed development is in accordance with policy CP8 of the LPP1 in that it provides economic development in tourism and recreation.

Historic Environment

The Conservation Officer raises no objection to the proposal in relation to the relevant historic environment policies. Due to the built-up nature of this part of Winchester, the proposals would have no direct or indirect impact upon any built heritage assets or their settings, or the setting of the Conservation Area.

Archaeology

Detailed archaeological background to the application site and a consideration of the archaeological potential of the site is set out in the submitted report. In summary this potential relates to the possibility of palaeochannels crossing the site, which may contain important palaeoenvironmental deposits which could elucidate the landscape history of the area and the context within which the historic city of Winchester developed.

The site may also contain prehistoric and Romano-British remains, although these are likely to be confined to the higher ground to the north of the site. Prehistoric flints recovered from the fills of a palaeochannel(s) at the adjacent University Sports Stadium are likely to have been deposited by hill-wash, but are indicative of nearby prehistoric activity. Late Bronze Age / Early Iron Age ditches and a medieval pit have been located to the north west of the proposal site and Bar End Road itself follows the alignment of the major Roman road leading south from Winchester.

The SLR report also considers the potential effects of the scheme upon the setting of designated heritage assets; the Landscape Visual Impact Assessment (BDP, Rev D, 18/05/18) submitted as part of the application has also been reviewed in relation to designated archaeological sites in this regard.

The LVIA concludes that although partially visible from Scheduled Monuments such as St Catherine's Hill, the proposed scheme would be viewed against the existing townscape or be largely or partially screened and would represent a small magnitude of change to the view, with minor beneficial or negligible effects on the quality of the view. The archaeologist agrees with the findings of the LVIA.

The proposal site is considered to have some archaeological and palaeoenvironmental potential. However any such remains are unlikely to be deemed worthy of preservation and thus form an overriding constraint. Accordingly there is no objection in principle to the proposal on archaeological grounds, and it is therefore in accordance with policy DM26 of the LPP2

Conditions are recommended to secure appropriate mitigation work, which in this case will comprise an initial phase of evaluation trenching / assessment of potential palaeochannels, followed, if necessary, by a second stage of archaeological work (ahead of or during initial groundworks).

Sustainability

The applicants have provided an Energy and Sustainability Statement and an Air Quality Assessment in support of the application. The proposed building will incorporate a number of energy saving/generating features and will achieve BREEAM 'Excellent'. Policy CP11 Sustainable Low and Zero Carbon Built Development seeks to achieve the lowest level of carbon emissions and water consumption which is practical and viable, BREEAM 'Outstanding' is sought. The particular requirements of leisure buildings are noted as is the current poor performance of the existing River Park Leisure Centre, it is anticipated that the energy usage per square metre per annum will be significantly better (by around 27%).

The applicant has also set out the energy and CO2 saving strategy. A strategy for significant reductions in predicted CO2 emissions compared with the minimum standards set out by building regulations has been set out by the applicant which proposes a 16.8% reduction through the energy efficiency of the building fabric; efficiency of buildings in use and through the use of renewable energy on site.

The applicant has provided a convincing rationale for the choice of renewables and how the constraints of visual impact, the need for roof access and location of plant, and good urban design has restricted the area of roof mounted PV to 450 sqm., which is a significant array.

Overall this is a scheme with good sustainable credentials.

It is recognised that in providing a wide range of leisure and recreation facilities and incorporating some measures to encourage access by walking and cycling, the proposal has considerable community benefits and will contribute to active lifestyles and individual and community wellbeing and health.

The 2008 Climate Change Act established the worlds first legally binding climate change target. The Council is required to help meet this target. The City Council has established 12 Actions for a lower carbon council and details have been submitted with the application which explains how the Council's commitment is delivered through the major project of the proposed Sport and Leisure Centre. As noted above it is anticipated that energy usage per

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square metre per annum will be significantly better than the existing Leisure Centre. This is achieved by using a passive design and designing in energy efficiency measures.

The feasibility of Low or Zero Carbon (LZC) technologies has been investigated in line with the policy aspirations. The use of the Energy Hierarchy seeks to meet the requirements of WCC Core Strategy policy CP11 and a range of passive and active measures added including a Combined Heat and Power system. Space, practicalities and cost rationale provided justification for not including ground source heat pumps (GSHP), air source heat pumps (ASHP) and biomass, wind, solar thermal.

Overall it is anticipated that there will be a 16.8% reduction in CO₂ emissions beyond the building regulations part L 2013 'baseline' via passive design and energy efficiency measures.

Through the use of on-site gas-fired Combined Heat and Power (CHP) to supply heat to the swimming pools, it is anticipated that a further 9.1% reduction in regulated CO₂ emissions can be achieved beyond the Building Regulations Part L 2013 'baseline'. Additionally, through the implementation of an on-site PV array, it is anticipated that a further reduction in CO₂ emissions of 2.3% will be achieved beyond the Building Regulations Part L 2013 'baseline'. It is anticipated that the proposed development will achieve up to a 5.4% reduction in CO₂ emissions beyond the Building Regulations Part L 2013 'baseline' via passive design and energy efficiency measures. This includes targeting an air permeability rate of 3m³/m²/hr at 50Pa which is a best practice target for a non-domestic building of this complexity and also stipulating glazing U values of 1.5 W/m²K.

The Council has achieved a 22.5% reduction in absolute emissions from the 2009/10 baseline and a 9.1% reduction on the previous year towards its overall carbon reduction targets, demonstrating good progress towards its overall target of a 20% reduction on 2015/16 levels by 2020/2021. Data for 2017/2018 is currently being collated.

All timber is proposed to be legally harvested and FSC certified timber and where feasible products will be specified with responsible sourcing certification. Materials will include a recycled content. The Construction Contract has committed to achieve at least 80% diversion from landfill.

The scheme will also include landscaping to improve upon existing green infrastructure and includes the planting of new shrubs / trees, planting to encourage new wildlife, improved ecological value - an ecologist has been appointed and has undertaken site surveys and is advising the design team on measures to take.

The package of measures to be delivered as part of the development will provide a good choice of sustainable transport options. These include providing cyclist and pedestrian enhancements, new crossing facilities across Bar End Road and new street lighting. These measures will be supported by a Travel Plan. The Transport Assessment and the supporting work including the Air Quality Assessment and Pedestrian/Cycle Street Audits have all been completed in accordance with Government guidance and undertaken in consultation with Hampshire County Council (HCC), as the Highway and Transport Authority. The Council is also continuing to work with HCC on the wider Winchester Access and Movement Strategy to ensure that the Sport and Leisure Centre proposals

reflect this and to seek opportunities to achieve wider benefits to improve accessibility and achieve environmental enhancements more generally.

Contamination

The Local Planning Authority are satisfied that the reports submitted have considered the risks from contamination (soil and groundwater contamination and gas) and agree with the conclusions that any elevated levels encountered are not sufficient to require remediation and as such conditions requiring further investigation or remediation are not required.

It is noted that contamination is present in the vicinity of the site and there is a risk that the groundworks required to facilitate construction of the facilities proposed may alter the hydraulic continuity locally. Therefore a condition is recommended to allow for further investigation and or remediation if contamination becomes apparent during development

Air Quality

A full Air Quality assessment is submitted as part of the planning application submission. The report submitted (Stuart Michael Associates – Air Quality Assessment (Ref 5356/AQ)) is accepted and the application provides Electric Vehicle Cabling infrastructure within the parking area. This aligns with the Winchester City Council developing EV charging point Strategy (Air Quality Action Plan 2017). It is considered that there has been a robust assessment of Air Quality impact in coordination with the Transport Assessment.

Noise

The noise report submitted (Hoare Lea - Acoustics, Noise Assessment Revision 2 (21/05/2018)) provides a good basic strategic assessment of potential noise sources. The conclusions regarding vehicle noise are accepted but further detailed information will be required regarding plant noise impacts/mitigation. It is therefore recommended a noise condition is included.

In relation to the noise generated by the two existing sport pitches. Although the use of the pitches may intensify it is considered that because this type of noise already takes place it is therefore acceptable. Additionally, these sports pitches have no lighting proposed which will limit the hours of use.

Conclusion, balancing the policies and material considerations

The application meets policy CP13 (High Quality Design) & DM15 (Site Design Criteria) as a thorough analysis of the constraints and opportunities has been undertaken and the results of this applied to the landscape design and built form, resulting in a proposal that responds positively to the local context; the public realm is attractive, safe, accessible and well-connected, and improves connections, including proposals for new walking and cycling routes; uses an appropriate ratio of hard and soft landscaping; and the landscape framework will enhance the natural and built environment and maximises opportunities to improve biodiversity.

In conclusion, the proposed sports and leisure centre is acceptable in relation to development plan policy, design, Impact on character of the area and neighbouring properties, Landscape, Highways, Drainage, Archaeology and Environmental Health and therefore the application is recommended for approval subject to the conditions as set out below.

Recommendation

Application Permitted subject to the following condition(s):

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Conditions

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 be carried out in accordance with the plans and documents listed below unless otherwise agreed in writing by the local planning authority:

- Schedule of external materials for planning submission Rev P02
- 01100 proposed sub station plan
- 01101 proposed ground floor plan
- 01102 proposed first floor plan
- 01103 proposed roof plan
- 01200 proposed elevations
- 01300 proposed sections
- 01400 Detailed sections/façade studies
- 01401 Detailed sections/façade studies
- 01402 Detailed sections/façade studies
- 01403 Detailed sections/façade studies
- 01405 Detailed sections/façade studies
- 0600 Design and assess statement
- 90101 Landscape existing site plan
- 90103 R04 Landscape general arrangement plan
- 90104 R05 Landscape General arrangement plan 1 of 9
- 90105 R04Landscape General arrangement plan 2 of 9
- 90106 R04Landscape General arrangement plan 3 of 9
- 90107 R04Landscape General arrangement plan 4 of 9
- 90108 R04Landscape General arrangement plan 5 of 9
- 90109 R04Landscape General arrangement plan 6 of 9
- 90110 R04Landscape General arrangement plan 7 of 9
- 90111 R04Landscape General arrangement plan 8 of 9
- 90112 R04Landscape General arrangement plan 9 of 9
- 90113 R00 Landscape sections AA
- 90113 R00 Landscape Sections BB

Levels:

- 93001 Proposed Levels Plan
- 22202 P04 Zone B Ground floor slab
- 21202 P04 Zone A Ground floor slab
- 23202 P04 Zone C Ground floor slab
- 24202 P04 Zone D Ground floor slab
- 25202 P03 Zone E Ground floor slab
- 20010 P02 Foundation overall plan
- 20020 P03 Ground floor overall plan
- 70010 P02 Main pool sections sheet 1
- 70011 P02 Main pool sections sheet 2
- 70012 P01 Main pool sections sheet 3
- 70014 P01 Plant room sheet 1

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- 70016 P02 Learner pool section sheet 1
- 70018 P02 Hydrotherapy pool sheet 1
- 70020 P02 Substructure details sheet 1
- 70021 P03 Substructure details sheet 2
- 70022 P01 Substructure details sheet 3
- 70023 P01 Substructure details sheet 4

Lighting

- 0131 T1 Ground floor lighting layout sheet 1
- 0132 T1 Ground floor lighting layout sheet 2
- 0156 T2 External services lighting layout
- 0141 T1 First floor lighting layout sheet 1
- 0142 T2 First floor lighting layout sheet 2
- 0151 T1 Roof level lighting layout sheet 1
- 0152 T2 Roof level lighting layout sheet 2
- Lighting plan – whole site 16-02-2018-RS (10th Oct 2018)
- External lighting plan 16-02-2018-RO

Landscape details Planting Plans

- 90204 Planting Plan 1 of 9 R00
- 90205 Planting Plan 2 of 9 R00
- 90206 Planting Plan 3 of 9 R00
- 90207 Planting Plan 4 of 9 R00
- 90208 Planting Plan 5 of 9 R00
- 90209 Planting Plan 6 of 9 R00
- 90210 Planting Plan 7 of 9 R00
- 90211 Planting Plan 8 of 9 R00
- 90212 Planting Plan 9 of 9 R00

Specifications, Schedules and Accompanying Documents

- SCH94 Planting Schedule R00
- SPC(90)L001Landscape Specification R02

Details Drawings

- LD201 Fence Detail R01
- LD202 Bespoke Benches Detail R00
- LD301 Footbridge Detail R01
- LD401 Stairs Detail R00
- LD501 Typical Concrete Block Paving Detail R00
- LD901Swale Detail R02
- LD902 Tree Pit Detail R02
- LD903 Shrub Planting Detail R02

Reason: For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the plans and documents from which the permission relates to comply with Section 91 of the Town and Country Planning Act 1990.

Pre commencement conditions;

3 All hard and soft landscape works shall be carried out in accordance with the approved details as listed in condition 02. 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

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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 improve the appearance of the site in the interests of visual amenity.

4 No development shall take place until a detailed drainage plan with supporting calculations is provided demonstrating that the discharge rate will not exceed the greenfield runoff rates for Qbar, Q30 and Q100. Development shall be undertaken in accordance with the approved details.

Reason: To ensure the flow devices used are satisfactory in terms of runoff at greenfield runoff rates.

5 No development shall take place until details of the proposed means of foul and surface water sewage disposal have been submitted to, and approved in writing, by the LPA in consultation with Southern Water. Development shall be undertaken in accordance with the approved details.

Reason: To ensure satisfactory provision of foul and surface water drainage.

6 No development or any works of site preparation shall be implemented until the applicant or their agents or successors in title have implemented of a programme of archaeological mitigation works, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing. No development or site preparation shall take place other than in accordance with the Written Scheme of Investigation approved by the LPA. The Written Scheme of Investigation shall include:

- The programme and methodology of site investigation and recording
- Provision for post investigation assessment, reporting and dissemination
- Provision to be made for deposition of the analysis and records of the site investigation (archive)
- Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

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. Policy DM26 Winchester District Local Plan Part 2; Policy CP20 of the Winchester District Joint Core Strategy.

7 Protective measures, including fencing and ground protection, in accordance with the Arboricultural method statement (Arbtech written by Matthew Middle dated 10th May 2018) and the submitted Tree protection plan ref. Arbtech TPP 01 (whole site) drawn by Arbtech and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site and shall be retained during construction.

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

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8 Prior to the development hereby approved commencing the Local Planning Authority's 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 the Arboricultural method statement (Arbtech written by Matthew Middle dated 10th May 2018). Such measures shall be retained during the construction period.

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

9 Within 2 months of the date of this permission, and after consultation with Sport England, a schedule of maintenance for the King George V playing field site, for a minimum period of ten years, including a programme for implementation must be submitted in writing to the Local Planning Authority for approval. Within 2 months of receipt of written approval the approved schedule shall be complied with in full.

Reason: To ensure that the improvements to the quality of playing field/pitches at King George V playing field are carried out and to support the transfer of the Winchester District Girls Football League from the Garrison Ground to King George V playing field site in accordance with the Council's adopted Playing Pitch Strategy (PPS).

10 Within 2 months of the date of this permission, and after consultation with Sport England, a scheme for 20 car parking spaces at the King George V playing field site with details of the location, design, layout and specification of the car parking spaces, must be submitted to the Local Planning Authority. Within 2 months of receipt of written approval the car parking spaces shall be provided in accordance with the approved details and thereafter retained for parking only by users of the King George V playing field.

Reason: To ensure that the parking improvements are carried out to provide better access to the King George V playing field and to support the transfer of the Winchester District Girls Football League from the Garrison Ground to King George V playing field in accordance with the council's adopted Playing Pitch Strategy (PPS).

11 Prior to commencement of any work, including demolition, on the site, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include the following details:

- Development contacts, roles and responsibilities
- Public communication strategy, including a complaints procedure.
- Dust suppression, mitigation and avoidance measures.
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- Use of fences and barriers to protect adjacent land, footpaths and highways.
- Details of parking and traffic management measures.
- Avoidance of light spill and glare from any floodlighting and security lighting installed.
- Pest Control

Once approved, the CMP should be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

The approved measures shall be retained throughout the construction period.

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Note to applicant: Further information and guidance for developers on the bullet points above can be found on the Winchester City Council website:
<http://www.winchester.gov.uk/environment/pollution/construction-sites/>

Reason: To ensure that all demolition and construction work does not cause materially harmful effects on nearby land, properties and businesses and to ensure the protection of ecology and in the interests of highways safety.

12 Prior to the commencement of the development hereby permitted, with the exception of above ground demolition works, detailed information demonstrating how the development will meet "BREEAM very good" for energy and water shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built 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.

13 Plans and particulars showing detailed proposals for the means of access, including the layout, construction and sight lines within the envelope in SMA drawing number 5358.003 dated September 2018 shall be submitted to and approved by the Local Planning Authority in writing before the development commences. The agreed details shall be fully implemented before first public use of the leisure centre.

Reason: In the interests of highway safety.

14 Prior to the commencement of development a Construction Traffic Management Plan (including a programme of works) shall be submitted to and agreed in writing by the Local Planning Authority (in consultation with the Highway Authority) The CTMP shall include details on site contractors' parking, construction traffic access, the turning of delivery vehicles and lorry routing as well as arrangements for removal of mud from vehicles. The approved details shall be implemented before the development hereby permitted is commenced and shall be retained throughout the duration of construction.

15 Full details of the vehicle cleaning measures proposed to prevent mud and spoil from vehicles leaving the site shall be submitted in writing to the Local Planning Authority for written approval prior to the commencement of the development. The approved measures shall be implemented before the development commences. Once the development has been commenced, these measures shall be used by all vehicles leaving the site and maintained in good working order for the duration of the development. No vehicle shall leave the site unless its wheels have been cleaned sufficiently to prevent mud and spoil being carried on to the public highway.

Reason: In the interests of highway safety.

16 Prior to work commencing on the site, including demolition, a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Traffic Management Plan shall include the following details:

- Construction Method Statement, including demolition activities.
- Code of Construction Practice for all works and operations on the site.

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- Measures to be undertaken to minimise impacts on surrounding land.
- Timetable and dates for stages of the development, including land restoration at the completion of construction works.
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- Dust suppression, mitigation and avoidance measures.
- Measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway.
- Provisions to be made for the parking and turning of operative and construction vehicles during the period of development including times of movement so as to avoid peak period traffic, neighbour notification, use of pointsmen etc.
- Measures for minimising construction waste and provision for the re-use and recycling of materials.
- A traffic management plan for construction vehicles entering and leaving the site, including times of movement so as to avoid peak period traffic, neighbour notification, use of pointsmen etc.
- Floodlighting and security lighting. (note: this must be directed in such a way as not to cause nuisance to adjoining properties or adjacent highway).
- Measures to be taken to prevent contaminants from entering watercourses or the water environment and to protect drainage infrastructure.
- Use of fences and barriers to protect adjacent land, footpaths and highways.

The Construction Traffic Management Plan, Construction Method Statement, and Code of Construction Practice shall be adhered to throughout the duration of the construction period.

Reason: To ensure that all demolition and construction work in relation to the application does not cause materially harmful effects on nearby land, properties and businesses

During construction:

17 Details of the solar panels to be installed on the roof of the leisure centre building shall be submitted to and approved, in writing, by the Local Planning Authority before their installation. The 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 and the proposed building.

18 Prior to any internal or external lighting being installed, details shall be submitted to and approved, in writing, by the Local Planning Authority . Details should include information of the timing of lighting switching on and off and any dimming of lighting proposed. Development shall be undertaken in accordance with the approved details.

Reason: To protect the appearance of the area, the environment and local residents from light pollution.

19 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.

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

20 Unless otherwise agreed in writing by the Local Planning Authority development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered. Works shall not recommence before a site assessment has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details. NB - potentially contaminated ground conditions include infilled ground, visual evidence of contamination or materials with an unusual odour or appearance.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

Prior to first public use of the building

21 No development shall be occupied until a S278 agreement is completed with the Highways Authority to secure off-site highway works that will include the following improvements identified within the Walking Cycling and Horse-riding Assessment and Review report :

Domum Road Street lighting scheme

Widening and lighting of the cycle/footpath link between Domum Road and Barfield Close

On road cycle scheme along Barfield Close

Roundabout and associated cycle/ pedestrian crossing points to form new access

East Hill/ Bar End road junction pedestrian crossing enhancements

Milland Road/ Bar End road junction pedestrian crossing enhancements

Bar End Road near to St Catherine's Park and Ride pedestrian crossing enhancements

Bar End Road St Catherine's Park and Ride Steps pedestrian crossing enhancements

These works to be agreed by the highway authority and completed prior to first public use of the leisure centre.

Reason: In the interests of highway safety.

22 Prior to the occupation of the building hereby permitted detailed information demonstrating that the development will meet "BREEAM Very Good" standard for energy and water shall be submitted to and approved in writing by the Local Planning Authority. The leisure centre shall be occupied in accordance with these findings.

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.

23 Details of proposed recycling facilities shall be submitted to and approved in writing by the Local Planning Authority before the occupation of the development hereby permitted commences. Development shall be undertaken in accordance with the approved details.

Reason: In the interests of the visual amenities of the site and public health of users of the development.

24 Details of CCTV for the car parking area hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the use of the development commences. Development shall be undertaken in accordance with the approved details.

Reason: To protect the amenity of occupiers of nearby premises and in the interest of public safety.

25 Details of maintenance of the informal ditch to the north and western boundaries of the gardens of the properties on Chilcomb Lane shall be submitted to and approved in writing by the Local Planning Authority before the use of the development hereby permitted commences. Development shall be undertaken in accordance with the approved details.

Reason: In the interests of the amenities of the residents on Chilcomb Lane.

26 Details of the footpath linking the Garrison Ground and King George V Playing fields shown on plan WSLP-BDP-00-00-DR-L-XXXX-90011 Rev. PL shall be submitted to and approved, in writing, by the Local Planning Authority prior to completion of the development. The works shall be carried out in accordance with the plan submitted and approved before the use of the development hereby permitted is commenced.

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

27 An Employment and Skills Plan shall be submitted and approved, in writing, by the Local Planning Authority before the use hereby permitted is commenced. The development shall be carried out in accordance with the approved report.

Reason: In the interests of the economy of the surrounding area.

28 Prior to any noise generating plant being operated on the site, a full acoustic report (with a scheme of attenuation measures) shall be submitted to and approved in writing by the Local Planning Authority. The acoustic report shall, as a minimum, include the following types of plant:

- Air Handling Units (AHU's),
- Variable Refrigeration Flow (VRF) units,
- Energy centre plant (Combined heat and power units and associated pumps and ventilation fans)
- Pool Plant (filtration and ventilation plant)

The plant shall be installed and maintained in accordance with the approved scheme of attenuation measures

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

29 A signage strategy to support the development shall be submitted to and agreed in writing by the Local Planning Authority (in consultation with the Highway Authority) and implemented prior to occupation of the new development.

Reason: In the interests of highway safety.

General restrictions:

30 The leisure centre hereby permitted shall not open to the public until River Park Leisure Centre has closed to the public.

Reason: In the interests of highway capacity.

31 Following completion of archaeological fieldwork, within 9 months (unless otherwise agreed in writing with the Local Planning Authority) a report will be produced in accordance with an approved programme including, where appropriate, a post-excavation assessment, specialist analysis and reports and publication. The report shall be submitted to and approved by the local planning authority.

Reason: To ensure that evidence from the historic environment contributing to knowledge and understanding of the past is captured and made publicly available.
Policy DM26 Winchester District Local Plan Part 2; Policy CP20 of the Winchester District Joint Core Strategy.

32 The development shall be carried out in accordance with the measures set out in the Ecological Impact Assessment Carried out by EPR dated 29 May 2018, The BDP Landscape Management and Maintenance Plan (Prepared by Building Design Partnership Jun 2018), The ARUP drainage Strategy Report of 25/06/18 (WSLP-ARP-XX-XX-RP-C-XXXX-20001), CEMP and the Illumination Impact Profile. Thereafter, the measures shall be permanently maintained and retained in accordance with the approved details.

Reason: For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the submitted documents from which the permission relates to comply with Section 91 of the Town and Country Planning Act 1990.

33 No arboricultural works other than those specified and in accordance with Arboricultural Method Statement (Arbtech written by Matthew Middle dated 10th May 2018) shall be carried out to trees. Any deviation from the works set out in the Method Statement 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.

34 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 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.

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

35 No external lighting, whether free standing or affixed to a structure, shall be provided to the outdoor sports pitch areas.

Reason: To protect the appearance of the area, the environment and local residents from light pollution and noise (by restricting hours of usability)

36 No machinery shall be operated, no process shall be carried out and no deliveries shall be taken at or dispatched from the site during the construction stage except between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 on Saturdays and at no time on Sundays and recognised public holidays, unless otherwise agreed in writing by the Local Planning Authority.

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

37 No materials shall be burnt on site at any time during the construction period.

Reason: To protect the amenity of occupiers of nearby premises and in the interest of public health.

38 The use hereby permitted shall not be open to the public outside the following times: 05:00-00:00 hours.

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

Informatives:

01 In accordance with paragraph 38 of the NPPF (July 2018), Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

In this instance the applicant was updated of any issues after the initial site visit.

02. 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.

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

Winchester Local Plan Part 1 – Joint Core Strategy

DS1 – Development Strategy and Principles

WT1 – Development Strategy for Winchester Town

MTRA1 – Development Strategy Market Towns and Rural Area

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MTRA4 – Development in the Countryside
CP6 – Local services and Facilities
CP7 – Open Space, Sport and Recreation
CP8 – Economic Growth and Diversification
CP10 - Transport
CP11 – Sustainable Low and Zero Carbon Built Development
CP13 – High Quality Design
CP15 – Green Infrastructure
CP16 – Biodiversity
CP17 – Flooding, Flood Risk and the Water Environment
CP19 – South Downs National Park
CP20 – Heritage and Landscape Character
CP21 – Infrastructure and Community Benefit

Local Plan Part 2: Development Management and Site Allocations (LPP2) (April 2017)

WIN3 – Views and Roofscape
DM5 – Protecting Open Spaces
DM13 – Leisure and Recreation in the Countryside
DM15 – Local Distinctiveness
DM16- Site Design Criteria
DM17- Site Development Principles
DM18- Access and Parking
DM19 – Development and Pollution
DM20 – Development and Noise
DM21 – Contaminated Land
DM23 – Rural Character
DM24 – Special Trees, Important Hedgerows and Ancient Woodlands
DM26 - Archaeology
DM29 – Heritage Assets

National Planning Policy Guidance/Statements:

National Planning Policy Framework, Sections 2, 6, 7, 8, 9, 12, 14, 15 and 17

Other documents

Vision for Winchester
Air Quality Action Plan
Winchester District Cycling Strategy
Walking Strategy for Winchester
Winchester Sport and Leisure Park Design Framework

Other Planning Guidance

Winchester City Council Playing Pitch Strategy 2018
Open Space Strategy 2016
Hampshire Historic Landscape Assessment 2004
Manual for Streets 2010
Winchester City and its Setting 1998
Winchester District Landscape Assessment 2004

04 Within each development phase archaeological works should be planned and completed to avoid conflict with other intrusive site preparation or enabling works (e.g. for ecological mitigation, highways works, service and other infrastructure works etc).

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Archaeological mitigation work secured under condition 15 should include any off-site works, (e.g. for the Rising Main - Akward Construction Consultants, Jan 17, Utilities Assessment. Ref. S128068).

05 The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. The applicant/developer should contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk in order to progress the required infrastructure.

06 A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk". Any works within highway/ access road will require to protect public apparatus and the protection details need to be submitted to, and approved by Southern Water under NRSWA enquiry.

07. 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.

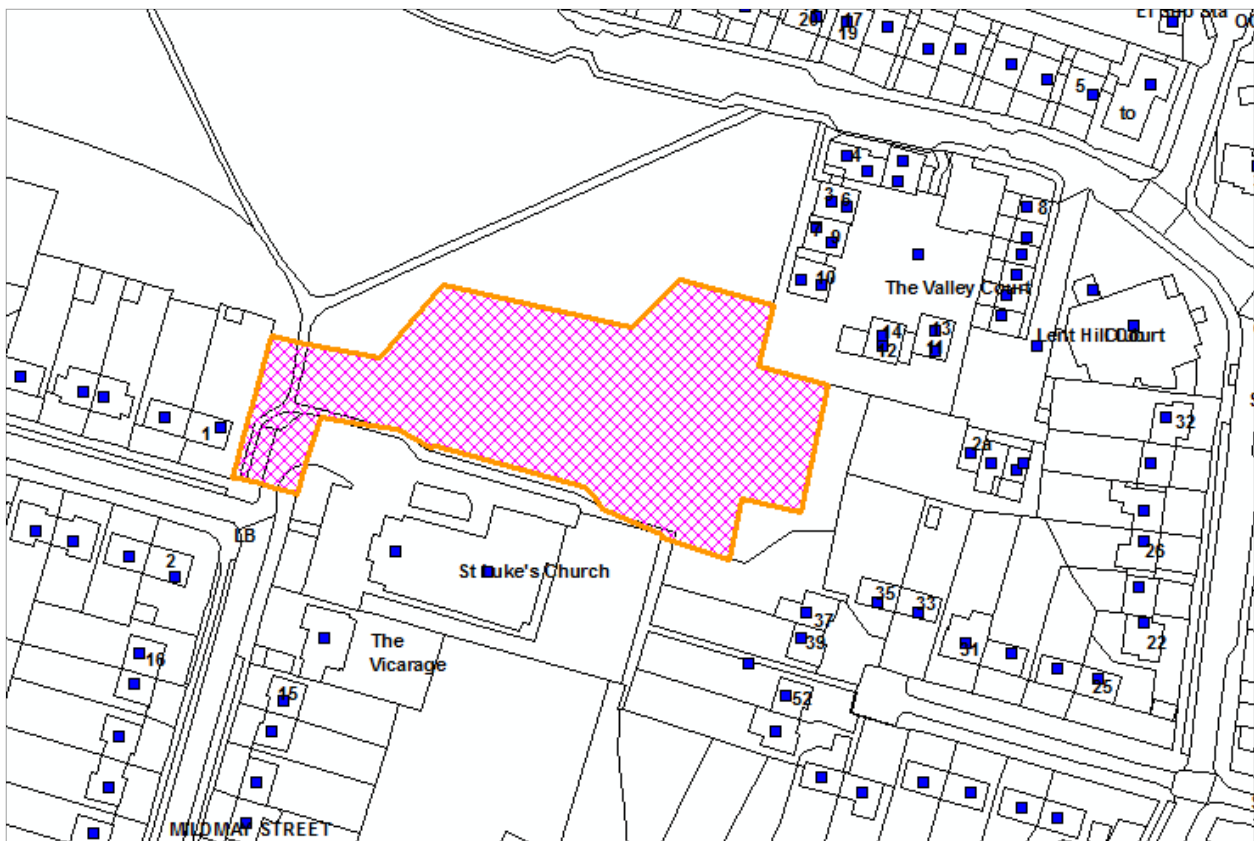
Further information, application forms and guidance can be found on the Council's website www.winchester.gov.uk.

Agenda Item 8

WINCHESTER CITY COUNCIL PLANNING COMMITTEE AGENDA

Case No: 18/01792/REM
Proposal Description: Reserved matters application - consent for appearance, landscaping, layout and scale for new dwellings behind St Lukes Church
Address: Land At Stanmore Estate North Of Stanmore Lane Winchester Hampshire
Parish, or Ward if within Winchester City: St Luke
Applicants Name: Ms Debbie Rhodes
Case Officer: Verity Osmond
Date Valid: 25 July 2018

Recommendation:



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General Comments

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WINCHESTER CITY COUNCIL
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The application is reported to Committee in accordance with the scheme of delegation as the Council is the applicant and 1 letter of objection has been received contrary to the recommendation for approval.

This reserved matters application relates to outline planning permission 17/00641/FUL for the development of approximately 9 family houses behind St. Luke's Church including the construction of a new access road from Mildmay Street. The original outline application was approved at committee on 27th July 2017 following a pre-emptive site visit.

This application seeks consent for appearance, landscaping, layout and scale for the 9 new dwellings behind St Luke's Church. The matter of access is not subject of this application as it was approved under the original application.

Site Description

The application site for phase 2B has site area of approximately 0.35 hectares. The site is located on land behind of St Luke's Church. The site is situated within 'The Valley' which is a steep sided chalk valley running through the Stanmore area of Winchester. The application site is currently informal open space with sporadic tree planting. The site is bounded by St Luke's Church on its southern boundary, residential development to its east and west and to the north by flats approved under the previous application 17/00641/FUL.

The surrounding area is characterised by a juxtaposition of the 1930's style Arts and Crafts Garden City influenced master plan of Stanmore with the gradual and incremental infill development of the Valley of the late 20th century. The dual gable frontage and low hanging pitched roofs of the residential dwellings within the locality is a defining characteristic of the Stanmore Area, with traditional Hampshire materials of clay tile and red brick common place.

The lower part of The Valley has a distinctly different character with newer and higher buildings featuring 4 storey built form with a higher percentage of flats. These blocks are constructed in red and yellow brick with tiled pitched roofs, some of the buildings feature white wood cladding.

Along the top of the site to the rear of the gardens of the properties on Battery Hill is an informal unsurfaced path known as the "chicken run" which is a well used path. There are other routes through The Valley but the slope of the land limits accessibility in some areas.

Proposal

This application relates to the approval of reserved matters relating to the outline application for Phase 2B which formed part of a wider hybrid application for The Valley, Stanmore and which was granted at committee on 27.07.2017 with the reference: 17/00641/FUL.

The reserved and other matters applied for are as follows;

a) The layout including the positions and widths of roads and footpaths.

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b) 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.

c) The siting of all buildings and the means of access thereto from an existing or proposed highway, including the layout, construction and sightlines.

d) The design of all buildings, plant and tanks, including the colour and texture of external materials to be used together with samples of all external facing and roofing materials.

e) The details of materials/treatment to be used for hard surfacing.

f) The layout of foul sewers and surface water drains.

g) The provision to be made for the parking ,turning, loading and unloading of vehicles.

h) The alignment, height and materials of all walls and fences and other means of enclosure.

i) The provision to be made for the storage and disposal of refuse.

j) 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.

Relevant Planning History

17/00641/FUL - (AMENDED PLANS 05.06.2017) Outline application for the development of approximately 9 family houses behind St. Luke's Church including the construction of a new access road from Mildmay Street. Full planning application for the development of 5 dwellings North of Battery Hill, including a new access road. 39 dwellings off Wilberforce Close, associated parking spaces and hard and soft landscaping. 23 dwellings off the Valley, associated parking and landscaping Improvements to footpath network across the Valley and landscaping improvements. Application permitted at committee July 2017.

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Consultations

Engineers: Drainage: No objection subject to further testing (conditions 26 and 27 of outline permission)

Capacity in the foul sewer system has been confirmed by Southern Water in the outline application. Surface water drainage is to soakaways. The note states that site-wide infiltration tests to BRE 365 are still to be undertaken. The suitability of the surface water drainage design cannot be confirmed until the receipt of the results from this further testing is submitted.

The site is in Flood Zone 1 and is at very low risk of surface water flooding. The layout as proposed should not obstruct any existing surface water flow pathways modelled for the area.

Engineers: Highways: No objection

The access issues of this proposal were considered at outline stage, when no highway objections were raised. The details submitted with this reserved matters application appear to be acceptable from a highway point of view. Therefore no objections.

Head of Landscape: No objections

CP7 of LPP1 was examined when the whole application site was being considered. An objection was originally raised to the loss of open space at the Valley but this was subsequently overcome in that sufficient improvements would be made to the remainder of the open space to make the loss acceptable. Furthermore, CP7 permits the loss of open space if the community benefit of what is being proposed outweighs the harm which would result from the loss of open space.

WIN8 - The Stanmore Planning Framework proposes the building of new Council houses on Council owned open space. The policy later made it an objective that existing open spaces would be improved and better use made of them.

It is accepted that some WCC open space will have to be built on, but the improvements which are being made to the remaining open space in The Valley provide suitable mitigation and will make the space more usable for more residents.

Head of Trees:

The most westerly houses were requested to be pushed towards the east at the outline application stage so they do not conflict with the existing Beech Trees – this is shown in the reserved matters application.

Representations:

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City of Winchester Trust: No comments

1 letters received objecting to the application for the following reasons:

- Loss of natural amenity
- Impact on local wildlife
- Increase traffic and noise on roads.
- Pressure on existing parking spaces.

Reasons aside not material to planning and therefore not addressed in this report

- Impact of development on personal health

1 letters of support received.

- Good Layout
- Positive integration of steps on path up from St Mary's and path down to the Valley.

Relevant Planning Policy:

The Development Plan: Winchester District Local Plan Part 1 2011- 2031 (LPP1), and Winchester District Local Plan Part 2 (LPP2)

LPP1 formally adopted by the Council on 20 March 2013. The following policies are particularly relevant to this application:

DS1 – Development Strategy and Principles
WT1 – Development Strategy for Winchester
CP1 – Housing Provision
CP2 – Housing Provision and Mix
CP7 – Open Space, Sport and Recreation
CP11 – Sustainable Low and Zero Carbon Built Development
CP13 – High Quality Design
CP14 – Effective Use of Land
CP15 – Green Infrastructure
CP16- Biodiversity

Local Plan Part 2: Development Management and Site Allocations (LPP2)
Formally adopted by the Council on 5th April 2017

The following policies are particularly relevant to this application:

WIN1 – Winchester Town
WIN 3 – Views and Roofscape
WIN 8 – Stanmore
DM2 – Dwelling Sizes
DM5 – Protecting Open Areas
DM6 – Open Space Provision for New Developments
DM15 – Local Distinctiveness
DM16- Site Design Criteria
DM17- Site Development Principles
DM18- Access and Parking

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Planning Considerations

Principle of development

The principle of development of this area for housing has been established by the hybrid planning permission 17/00641/FUL. This application is submitted as a reserved matters application and is bound by the conditions on the hybrid consent, some of which are applied for as part of this application and others remain to be discharged before development can commence.

This reserved matters application is for Phase 2B only and covers the 9 new dwellings behind St Luke's Church. As application 17/00641/FUL was a hybrid application combining both a full and outline application for 76 houses, the majority of the site now has planning permission for residential development.

The principle of the loss of open space has been accepted under the outline application; therefore the principles of Policy CP4, CP7 and DM5 do not need to be re-considered for this reserved matters application.

This reserved matters application provides mitigation measures to compensate for the loss of open space in accordance with WIN8 of WDLPP2. For the proposed development to be acceptable, it should either provide replacement open space in the Stanmore area or, where this is not feasible, make meaningful and high quality improvements to existing areas of open space nearby. The proposal is considered to accord with the stipulations of this policy and will be discussed further in the following sections of this report.

The proposal also has to be acceptable in terms of housing mix and the provision of affordable housing. The NPPF requires local authorities to provide for a wide choice of quality homes both market and affordable. Paragraph 50 requires that where there is an identified need for affordable housing that policies for meeting this need are included in local plans.

The proposed development at Phase 2B would provide 9 x two bedroom affordable dwellings. This proposed housing provision is in accordance with Policy CP2 of WDLPP1 as the all of the homes are in the form of 2 bedroom houses and meet the identified housing need for the area.

Affordable housing is not being considered as part of this application as Condition 21 of the outline permission ensures that at least 70% of the housing on Phase 2B to be provided is affordable. This will ensure that if viability demands some market housing is provided, the scheme will still be policy compliant. It may still be possible for the Council to provide 100% affordable houses, but this will not be known until the tenders are returned for the project. This scheme is being proposed as 100% affordable.

The principle of development is therefore acceptable and the application is recommended for approval and condition 20 for discharge. Some conditions are required on this application and are set out at the end of the report.

Design/layout

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Policy CP13 of LPP1 expects new development to meet the highest standards of design and this is supported by the Council's supplementary planning document High Quality Places. New development should make a positive contribution to the local environment and create an individual place with a distinctive character while respecting its context and surrounding development. These requirements are re-enforced in the development management policies in LPP2.

The design and access statement sets out clearly the wide contextual analysis that has been undertaken and how this has informed the principles of design/design framework and in turn the siting, forms and detailing, both of the buildings and the landscape. Buildings within the Valley are regularly four storey while buildings further up the valley sides and to the South are two storey. Properties either step-up the Valley sides, follow the contours or, in the case of larger buildings, cut into the slope.

The 9 proposed dwellings will be located in three terraces consisting of 2 semi detached properties and a detached dwelling. The layout of the dwellings reflects that permitted through the full planning application, respecting the orthogonal layout of the residential development to the south of the site but also working with the geometry of the site by following the existing contour of the site in order to balance the amount of cut and fill, better fitting the houses to the slope.

The density and mix of house types are considered to be in keeping with the context of the valley, being two storey in height. By working with the changing levels on the site, the proposal makes an efficient use of the land, and the height and massing are both considered to be appropriate to the setting.

The proposed design features the characteristic gable and low sloping roof which defines the surrounding context. The proposed front elevations of the dwellings feature a faceted feature which adds interest to the design and results in a form of development that is high quality and well related to its landscape setting.

The proposed materials to be used are intended to match those used with Phase 1B and the adjoining development at 2A. The proposed material palette is considered to reflect the distinctive character of the Stanmore Area, with the predominant material being red brick which matches the dominant character of Stanmore. Further definition is added to the new dwellings through brick detailing and the use of projecting headers.

The layout adheres to sound urban design principles with properties generally fronting onto public spaces and providing active and interesting forms and spaces. Every unit is dual aspect improving the relationship with the public realm. The proposed dwellings each have a private amenity with raised decking area; this is considered to provide sufficient amenity space in accordance with Policy DM17 of WDLPP2.

The proposed design of the dwellings is considered to be of a high quality and reflective of the Stanmore area. The blocks have been designed to respond carefully and uniquely to their specific context and site constraints and care has been taken to reflect the character, scale and form of surrounding development and limit adverse impacts on residential amenity.

The design and layout of the scheme is therefore considered to be acceptable.

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Impact on character of area and neighbouring property

The proposed development has been designed to provide good quality affordable housing which respects the constraints of the site including the existing neighbouring properties. Topographical information demonstrating the existing and proposed levels has been submitted which shows that the proposed new dwellings will not have an unacceptable impact on neighbouring amenity.

The proposed dwellings within Phase 2B are located adjacent to St Luke's Church to the south, phase 2A to the north, park settings to the west and residential properties to the east. The properties are two storey in height and constructed with sloping roofs and low eaves considered to be sympathetic to the surrounding properties in terms of design but also in terms of residential amenity as the pitch of the roofs reduces the mass of the dwellings at a first floor level, allowing views through the site. Given the degree of separation between the dwellings and the nearest residential amenity, it is not considered that the proposal will result in significant overbearing or overshadowing impact.

Unit 3 within Block A is the dwelling located the closest to the Block G (forming part of Phase 2A) which has been approved under full planning application on the site. At its widest point, at the front of the property, there is approximately 9 metres between Block A and G, and at its rear about 3 metres. The angle in which Block A is positioned allows separation between these two elements and directs views away from Block G. There are no first floor windows on the northern or southern elevation of Unit 3, mitigating overlooking between units within Block A and Block G.

Unit 6 of Block B features its ground floor windows looking northwards to the properties approved at Phase 2A – these windows serve kitchen and lounge spaces. There are no windows on the first floor north or southern elevation facing towards units 4/5. Block C is comprised units 7-9, as with Blocks A and B, unit 9 contains no windows in its first floor mitigating overlooking to the existing properties on Cromwell Road and The Valley.

It is accepted that the outlook for some occupiers of Cromwell Road and The Valley will change as they will be looking out onto new development; there is no right to a view in planning considerations. The buildings have been designed to take into account the slope of the land and also ensure that the built form is contained so that sufficient open space can be retained. The proposed development also improves the existing open space which will positively enhance the character of the area for the occupiers of adjoining dwellings. The impact of the proposed built form on existing properties has been assessed and the proposed relationships are considered to be acceptable.

Landscape/Trees

The application site is located within The Valley in Stanmore which is an attractive open space which is well used and provides a high level of amenity to local residents. The Stanmore Planning Framework has identified The Valley as a site suitable for new housing and so the principle of developing on some of this area is acceptable in principle. The mitigation for the loss of some of the open space is that there will be funds available to improve the remaining area, make it more accessible and usable to the wider population

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which is something that has been identified as a benefit to the area. The principle of this has been established through the outline permission.

Because the open space is quite steeply sloping the use of it is fairly limited in terms of many recreational uses. As part of the improvements to the remaining open space new paths are proposed. This application is supported by a landscaping plan and access plan which provides a Disability Discrimination Act compliant pedestrian footpath that links with the wider network of DDA ramped path. The proposal also creates improved footpath connections across the lower part of the site that integrates with existing and proposed footpath network established in phase 2A. These factors are considered to contribute to improving the public realm.

The buildings and landscape serve to enhance the existing park landscape, softening and framing the landscape edge. Entrances relate well to the public realm, parking and footpaths as well as individual units have appropriate privacy and enjoy a positive outlook. The submitted landscape plan shows parking will be integrated within the development outside views from the park.

The houses have been situated a sufficient distance away from the Beech trees to the west of the site and the existing trees and vegetation to be retained are to be protected in accordance with the submitted Arboricultural Method Statement.

The details for the proposed access improvements and enhancements to the remaining open space are acceptable and will provide adequate mitigation against the loss of some of the open space. The landscape and tree proposals for the site are therefore considered to be acceptable and the significant tree adjacent to the site is to be retained and protected during construction

In summary, the enhancements of the remaining open space are acceptable with alternative options having been fully explored as part of the Planning Framework as required by DM5. The proposal also accords with Development Plan policy WIN8.

Highways/Parking

The access to the site was approved at the outline stage; the access to the site will be afforded via Mildmay Street. No highways objection was raised to the outline application and the details submitted with this reserved matters application are considered to be acceptable from a highways point of view. The development will include sufficient parking provision and integration for the new dwellings; the site is located within the Stanmore Estate which is considered to be highly accessible with regard to pedestrian and public transport provision. The site is also close to Winchester Town Centre as well as many other more local and major retail facilities such as Sainsbury's at Badger Farm.

Condition 28 of the outline planning permission remains to be discharged and requires a construction management plan to include provisions to be made for the parking and turning of operative and construction vehicles during the period of development including times of movement so as to avoid peak period traffic, neighbour notification, use of points men etc.

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Bin Storage

The bin storage area for Block C is located next to the proposed car parking areas to the east of the site. The bin storage for Blocks A and B is located behind parking bays to the west of the site; the location of the bin stores in close proximity to parking spaces is considered to limit their visibility from the pedestrian footpaths within the site.

The position of the bin stores would mean that refuse vehicles can gain easy access to the collection points within 25 metres of the storage point. Residents will also not be required to carry waste more than 30 metres to the storage points which is in accordance with the recommendations set out in Manual for Streets.

Drainage

The layout of foul sewers and surface water drains is considered to be acceptable by WCC Drainage Engineers. This is because the drainage layout is not considered to obstruct any existing surface water flow pathways for the area.

Conclusion

The proposal is therefore considered acceptable and in accordance with the Development Plan. Detailed conditions are included in the Outline permission and so only limited conditions are recommended.

Recommendation

That the matters reserved by Outline Planning Permission 17/00641/FUL Condition 20 are approved as follows:

- a) The layout including the positions and widths of roads and footpaths.
- b) 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.
- c) The siting of all buildings and the means of access thereto from an existing or proposed highway, including the layout, construction and sightlines.
- d) The design of all buildings, plant and tanks, including the colour and texture of external materials to be used together with samples of all external facing and roofing materials.
- e) The details of materials/treatment to be used for hard surfacing.
- f) The layout of foul sewers and surface water drains.
- g) The provision to be made for the parking, turning, loading and unloading of vehicles.

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- h) The alignment, height and materials of all walls and fences and other means of enclosure.
- i) The provision to be made for the storage and disposal of refuse.
- j) 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.

Conditions 22, 23, 24, 25, 26, 27, 28, 29 of 17/00641/FUL remain.

Conditions:

01. The development to which these reserved matters and accompanying details relates shall be begun not later than two years from the date of this permission, in accordance with the time scale as established with the Outline Planning Permission 17/00641/FUL Condition 20.

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

02. The development hereby approved shall be constructed in accordance with the following plans:

1292-GA-110_B - GA Plan
1292-PP-310 Planting Plan
P867-SNUG-XX-ZZ-DR-A-0001-Existing Site Location Plan (Block Plan)
P867-SNUG-XX-ZZ-DR-A-0501-Proposed Site Location Plan (Block Plan)
P867-SNUG-XX-ZZ-DR-A-0520-Units123FloorPlansHousesD
P867-SNUG-XX-ZZ-DR-A-0521-Units456FloorPlansHousesE
P867-SNUG-XX-ZZ-DR-A-0522-Units789FloorPlansHousesF
P867-SNUG-XX-ZZ-DR-A-0530-Units123ElevationsHousesD
P867-SNUG-XX-ZZ-DR-A-0531-Units456ElevationsHousesE
P867-SNUG-XX-ZZ-DR-A-0532-Units789ElevationsHousesF
P867-SNUG-XX-ZZ-DR-A-0533-Units12And78Elevations
P867-SNUG-XX-ZZ-DR-A-0534-Units39Elevations
P867-SNUG-XX-ZZ-DR-A-0535-Units45Elevations
P867-SNUG-XX-ZZ-DR-A-0536-Unit6Elevations
P867-SNUG-XX-ZZ-DR-A-0550-ArtistImpression
P867-SNUG-XX-ZZ-PP-A-6000-DesignStatement
W01369-401 P05 - Drainage Plan
W01369-500 P01 Access Plan
C051808 The Valley Arb&AMS

Reason: In the interests of proper planning and for the avoidance of doubt and to ensure the development is carried out in accordance with the relevant policies of The Development Plan.

03. The materials to be used in the construction of the external surfaces of the dwellings hereby permitted shall be those as detailed within the material schedules submitted as part of the application.

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Reason: To ensure a satisfactory visual relationship between the new development, the existing and the surrounding area in accordance with Policy DM15, DM16 of Winchester District Local Plan Part 2 (2017) and The High Quality Places SPD (2015).

Informatives:

01. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other 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.

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

Local Plan Part 1 - Joint Core Strategy:

DS1 - Development Strategy and Principles

WT1 - Development Strategy for Winchester Town

CP1 - Housing Provision

CP2 - Housing Mix

CP3 - Affordable Housing

CP4 - Affordable Housing on Exception Sites

CP7 - Open Space, Sport & Recreation

CP10 - Transport

CP11 - Sustainable Low and Zero Carbon Built Development

CP13 - High Quality Design

CP14 - Effective Uses of Land

CP15 - Green Infrastructure

CP16 - Biodiversity

CP17 - Flooding and Water Environment

CP20 - Heritage and Landscape Character

Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations:

WIN1 - Winchester Town.

WIN3 - Views and Roofscapes.

WIN8 - Stanmore.

DM1 - location of new development

DM2 - Dwelling sizes

DM5 - protecting open areas

DM6 - open space provision in new developments

DM15 - local distinctiveness

DM16 - site design criteria

DM17 - site development principles

DM18 - access and parking

DM26 - Archaeology

Stanmore Planning Framework July 2014 and update Autumn 2014

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03. 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.

04. 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.

05. 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.

06. 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.

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Agenda Item 9

Case No: 18/01807/HOU
Proposal Description: Proposed light well and bike store.
Address: 30 Clifton Road Winchester SO22 5BU
Parish, or Ward if within Winchester City: St Paul
Applicants Name: Mr & Mrs D Palmer
Case Officer: Marge Ballinger
Date Valid: 27 July 2018
Site Factors: Winchester Conservation Area:
Recommendation: Application Permitted



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General Comments

The application is reported to Committee due to the number of objections received.

Site Description

30 Clifton Road is a mid-terrace, Victorian property within the Winchester Conservation Area, adjacent to Oram's Arbour. The majority of the terraced properties have brick walls to the front, enclosing small gardens.

The entire site is approximately 153 s.m., with a front garden space of approximately 31 s.m. The front garden has a Lime tree placed close to the front boundary wall and a paved pathway leading to steps to the front entrance. The site is situated midway on a steep hill; as such the properties in the terrace block have significant level changes of 1 metre across the boundaries of the properties.

Proposal

The proposal is to excavate adjacent to the front bay window and insert a light well to serve the existing lower ground floor. There will also be excavation works to the middle of the property to insert a subterranean bike store. Groundworks and landscaping will be reinstated after development.

Relevant Planning History

17/02002/TPC - Re pollard 1 Lime – no objection, 21.08.2017

17/02004/HOU - Demolition of existing rear extension and addition of new Lower Ground and Upper Ground Floor rear extension. Internal alterations, including lowering of Lower Ground Floor level. Adjustment of window size to the First Floor on the rear elevation. Addition of new bicycle store and bay window to Lower Ground Floor to the front of the property – refused 9 January 2018. Appeal dismissed 25.04.2018.

Summary of appeal decision: *I find that the alterations to the front elevation would have an unacceptably harmful effect on the character and appearance of the host dwelling and the terrace as a whole, and as a consequence the character and appearance of the Winchester Conservation Area would not be preserved. This would be in conflict with Policies CP13 & CP20 of the Winchester District Local Plan Part 1: Joint Core Strategy 2013; Policies DM15, DM16 & DM27 of the Winchester District Local Plan Part 2 2017; the Council's High Quality Places Supplementary Planning Document 2015, and Section 12: 'Conserving and Enhancing the Historic Environment' of the National Planning Policy Framework 2012 ('the Framework').*

18/00279/HOU - Demolition of existing rear extension and addition of new Lower Ground Floor rear extension. Internal alterations, including lowering of Lower Ground Floor level. Adjustment of window size to the First Floor on the rear elevation – permitted 9 March 2018.

Consultations

Head of Historic Environment: no objection. 'The introduction of a surface light well to the foot of the bay windows would not be considered overly intrusive to the front garden... The impact of the light well upon the character and appearance of this part of the conservation area would therefore be considered low.'

The bike store 'would not dominate the plot and its timber exterior would weather in over time. Furthermore, its position in the garden would not disrupt, nor compete with the architectural uniformity of the front of the house, or the terrace as a whole.'

Head of Landscape - Trees: no objection

Head of Environmental Protection (Contaminated Land): no objection.

Representations:

City of Winchester Trust: no comment neither supporting or objecting the application but considers this proposal to be 'an acceptable response to the comments of the Planning Inspector' who rejected the previous scheme during the appeal process, and the light well seems to be a 'discreet solution.' Suggested a planning condition added to address other objections raised on allowing the light well's use as an emergency exit to avoid the precedent for full access to the lower ground levels.

10 letters from 8 addresses received objecting to the application for the following reasons:

- Proposal does not preserve or enhance the character of the Conservation Area.
- The proposal is an alteration of what was previously refused via Planning Committee and Planning Inspectorate.
- The light well used as an emergency exit could be a step toward a permanent front opening to lower ground level.
- The light well, along with the garden shed would take up what is left of the front garden.
- Potential damage to existing tree roots and tree.

Reasons aside not material to planning and therefore not addressed in this report

- Lorries and skips have occupied residential parking for months with other ongoing construction works.

4 letters of support received.

- Proposal would provide a secure place for bike storage to reduce potential for theft (anti-social behaviour observed locally in the area).
- Proposal would encourage bike use for health benefits and reduce local pollution and carbon footprint.
- Natural light to ground floor rooms would also reduce carbon footprint.
- Other local properties have converted driveways/parking in their front gardens and this proposal retains a tree.
- Subtle sunken design of the bike shed is similar to the adjacent garden's shed; this is preferred over the other (3) above-ground garden sheds visible in the terrace.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy
DS1, CP13, CP20

Winchester Local Plan Part 2 – Development Management and Site Allocations
DM1, DM15, DM16, DM17, DM27

National Planning Policy Guidance/Statements:
National Planning Policy Framework, Section 16 (2018)

Supplementary Planning Guidance
High Quality Places SPD

Other Planning guidance
West Fulford and Oram's Arbour Neighbourhood design statement

Planning Considerations

Principle of development

The development is situated in the settlement boundary of Winchester, where the principle of development is acceptable, provided that the development is in accordance with the policies of the Development Plan and unless material planning reasons indicate otherwise.

Design and Impact on Character of the Area

The application site is within the curtilage of no.30 Clifton road in the Winchester Conservation Area. The no.30 property is an unlisted terraced building that borders Oram's Arbour in the Winchester Conservation Area. The row of properties has a visual symmetry and rhythm that makes a positive contribution to the area and the Conservation Area. There have been other developments visible from the front of nearby properties including nos. 25, 26, 27, 29 Clifton Road, 35 North View (bike sheds, light well, parking).

The proposal is to excavate adjacent to the front bay window and insert a light well down to the existing lower ground floor. The light well's glazed panel is set onto a masonry upstand measuring 1.32m x 0.92m, and will project above ground level 0.15m. There will also be excavation works to the middle of the property to insert a subterranean bike store measuring approximately 2.45m x 1.32m and set into the ground by 0.5m to minimise its height. Works to the bike store area will include additional ground removal of approximately 1.25m x 2.45m to assist with ease of access and use. This new proposal maintains more than 50% of the front garden for landscaping and planting.

Brick is proposed to the light well and bike store plinth. The light well is proposed as a glazed panel with an aluminium frame. The bike store is proposed to be of a timber structure and doors, with a felt roof. The boundary brick wall and timber fence are to remain as per the existing. Materials proposed support site design principles DS1, DM16 and DM17.

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The front of the dwelling has a canted bay window of traditional proportions that is a characteristic feature of the Victorian terrace and will be retained as part of this proposal. On the earlier appeal scheme the Inspector highlighted that ‘the symmetry of the gabled roof and ground floor bay windows establishes a strong rhythm to the street scene...’ The Inspector noted that ‘*any modernisation to improve the living conditions for occupiers should avoid alteration to any of the more significant features that contribute to the architectural merit of the terrace.*’

The appeal scheme for an elongated bay window with a larger area excavated to access a bike store has been modified after considering the Inspector’s comments and feedback from the Historic Environment officer. The retention of the appearance and visibility of the ground floor bay window is a significant feature, so light well drawings were amended to retain the bay window as visible from the street scene, with a glazed panel upstanding by 15 cm to minimise splashing, and continue the landscaping up to the glazed area to retain the bay’s visual significance. The amended plans reflect what the Inspector defined as ‘visual significance’ of the bay window as ‘a few courses of brickwork just above the ground level’ – except the amended plans include a discreet light well in this case.

The light well’s purpose is to provide light to the lower ground level, but potentially provide an emergency exit as well. There are no plans to create a second front entrance and a condition will be added to control any future development in the interests of the visual amenities of the area.

The proposed bike shed has been repositioned toward the centre of the garden, but out of range of the root protection area of the lime tree. This will allow better views of the dwelling’s bay window at ground level by siting the bike store horizontal with the boundary fence. The lime tree is to be retained to the front of the site and a condition will be added to ensure its health during the excavation.

Maintaining the appearance of the existing bay window preserves a significant feature of the conservation area, and therefore the proposals now accord with Policies DM27 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP19 and CP20 Winchester District Joint Core Strategy; and NPPF (Section 16).

Impact on Neighbouring Property

The development to the front will be below ground level and will not impact the amenities of the neighbours.

Landscape/Trees

There is a lime tree with a TPO on the property; however the Council’s Tree Officer has no objection to the development provided a protective fence was placed around the trees to preserve the roots during construction should permission be granted.

Environmental Protection

The Contaminated Land officer had reviewed this site and proposals for the 17/02004/HOU application and no objections were raised to recommend any further investigation nor conditions.

Recommendation

Application Permitted, subject to the following condition(s):

Conditions

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. a. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference AIA/AMS-KC/30Clifton/001 written by Kevin Cloud of Technical Arboriculture dated July 2018 and submitted to Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

b. Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement AIA/AMS-KC/30Clifton/001 shall be agreed in writing to the Local Planning Authority.

c. Arboricultural Supervision - 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.

d. 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 the protection of trees which are to be retained.

3. The development hereby approved shall be constructed in accordance with the following plans: -
 - Location Plan, drawing 1710_001_A, dated April 2017, amended 13.07.2018
 - Proposed Floor Plans, drawing 1710_401_B, dated April 2017, amended 26.09.2018
 - Front and Rear Elevations (in front of the house), drawing 1710_402_A, dated April 2017, amended 05.07.2018
 - Proposed Front Elevation and Section, drawing 1710_403_A, dated April 2017, amended 05.07.2018

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- Proposed West (Side) Elevation, drawing 1710_404_A, dated April 2017, amended 05.07.2018
- Proposed East (Side) Elevation, drawing 1710_405_B, dated April 2017, amended 26.09.2018
- Proposed Section, drawing 1710_406_B, dated April 2017, amended 26.09.2018
- Existing & Proposed Elevation, drawing 1710_407_A, dated April 2017, amended 05.07.2018
- Proposed Bike Store Details, drawing 1710_408_A, dated April 2017, amended 26.07.2018

Reason: In the interests of proper planning and for the avoidance of doubt.

4. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in section 6 (materials) of the associated application forms.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

Informatives:

1. In accordance with paragraph 38 of the NPPF (July 2018), Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:
 - offer a pre-application advice service and,
 - update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.
 In this instance a site meeting was carried out with the agent.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
 - Winchester Local Plan Part 1 – Joint Core Strategy: DS1, CP13, CP20
 - Winchester Local Plan Part 2 – Development Management and Site Allocations: DM1, DM15, DM16, DM17, DM27
 - National Planning Policy Guidance/Statements: National Planning Policy Framework, Section 16 (2018)
 - Supplementary Planning Guidance: High Quality Places SPD
 - Other Planning guidance: West Fulflood and Oram's Arbour Neighbourhood design statement
3. This permission is granted for the following reasons:
 The development is in accordance with the Policies and Proposals of the Development Plan set out above, 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.
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

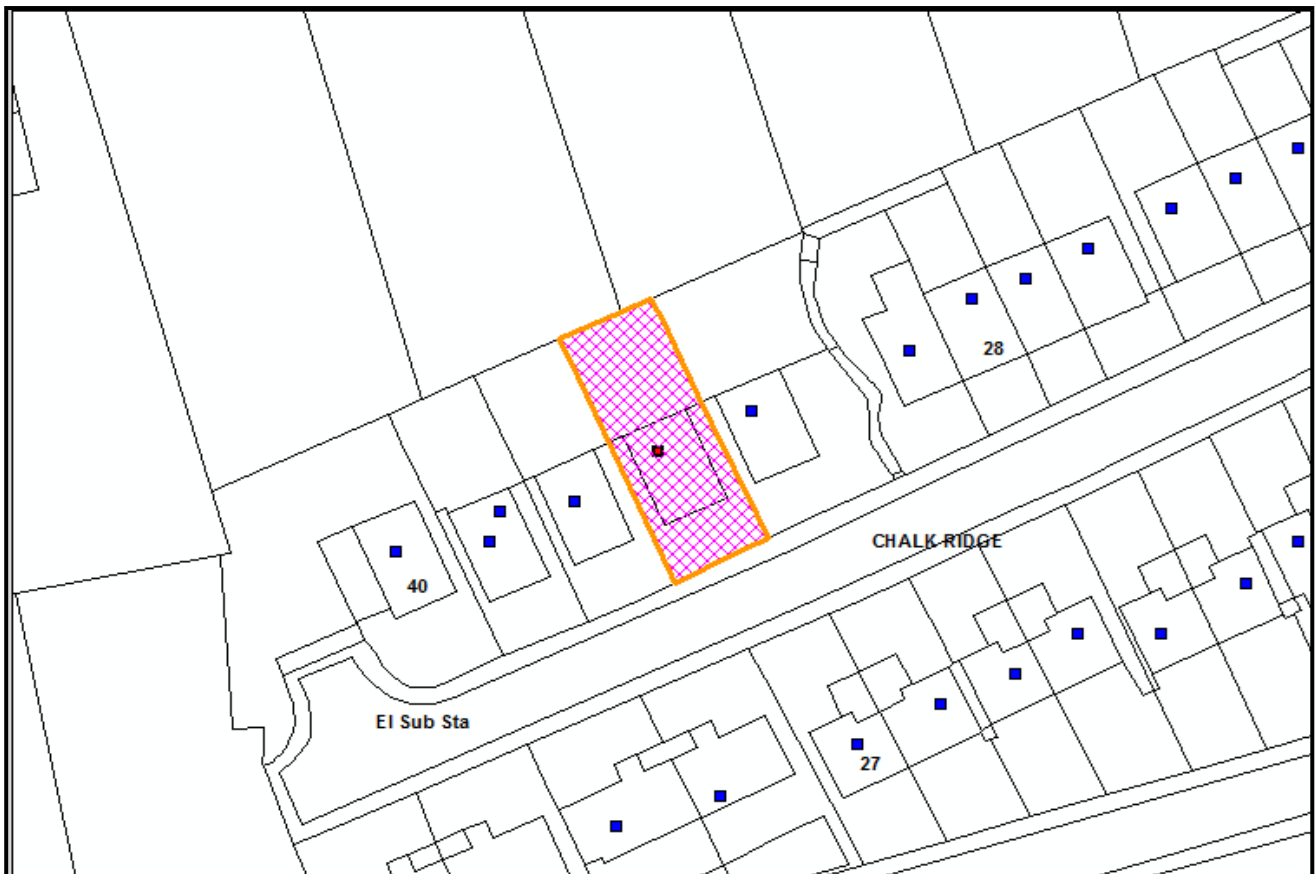
Case No: 18/01807/HOU

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. Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.
For further advice, please refer to the Construction Code of Practise
<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 18/01782/FUL
Proposal Description: Change of use from a 6-bedroom C4 class HMO to a 7-bedroom Sui Generis House in Multiple Occupation.
Address: 34 Chalk Ridge Winchester SO23 0QW
Parish, or Ward if within Winchester City: St Michael
Applicants Name: Miss Maria Sealey
Case Officer: Sean Quigley
Date Valid: 12 September 2018
Site Factors: Article 4 Direction
Recommendation: Permit



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WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

General Comments

The application is reported to Committee due to the number of objections received.

Site Description

The property is located in the upper part of Highcliffe, an established residential area to the south east of Winchester town centre. Development along Chalk Ridge, which was built in the 1970 and 80s, comprises a mix of two and three storey terraced and detached houses. 34 Chalk Ridge is a three storey detached dwelling of modern construction comprising face brick, render, vertically hung wall tiles and a tiled roof. The property is on a steep slope and within easy walking distance of bus and rail services and Winchester Town Centre. The drive to the front of the property has been surfaced with brick pavements and accommodates parking for 4 cars.

Proposal

The house is currently a house in multiple occupation comprising 6 bedrooms occupied by 6 occupants who share communal facilities including a living-room and kitchen. The proposal is to convert an existing storeroom on the second floor of the property into a bedroom, increasing the number of bedrooms to 7. No other development is proposed. The proposed additional bedroom takes the use from Class C4 to sui-generis (a use class on its own). This change of use requires planning permission.

Relevant Planning History

An application for the conversion of an integral garage to living accommodation was approved on 6/10/05 (05/02082/FUL).

Consultations

Engineers: Highways: The Council's Highway Engineer commented that the property currently includes 4 independently accessible car-parking spaces. The applicant has evidenced planning appeal decisions which support the proposal from a highway point of view. In these circumstances, the Highway Engineer concluded that a highway objection to the application could not be sustained.

Representations:

City of Winchester Trust: the Trust objects to this proposal because it is an intensification of use with inadequate provision of shared utilities and parking arrangements. Such use of a dwelling also imposes on a quiet residential area and further changes its character. The other letters of objection should not be ignored and the Council should review its approach to HMO's across the district.

22 letters received objecting to the application for the following reasons:

- There is already a shortage of parking (particularly at evenings and weekends, this proposal will make the problem worse
- The volume of vehicular traffic, combined with the congested parking situation

Case No: 18/01782/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

makes the road dangerous for pedestrians including the elderly and young children

- The road was not designed for HMO's and as a result cars park on pavements which should be clear for pedestrian use
 - The change of use will permit up to 12 people to live in the house, which would be unacceptable and give rise to a significant increase in demand for car- parking
 - Creating an additional bedroom might lead to 2 additional vehicles needing to be parked
 - Large vehicles (including bin and delivery lorries, emergency vehicles) have difficulty in negotiating the road/turning-circle because of the existing parking congestion. The proposed development will make this problem worse.
 - The approval of a sui-generis (HMO) would set a precedent for a street that currently comprises single-occupier or single-family housing
 - Public transport is not as accessible
 - There are 3 HMO's in a row (including No.34) and this is unacceptable
 - The applicant indicates that they will ensure that excessive numbers of cars are not brought to or associated with the property – how will they achieve this ?
 - The safe cycle storage provided is not safe or accessible
 - There is not provision for visitor parking at the property and this makes the parking congestion worse
 - If allowed, this proposal will create a precedent and the character of this family orientated residential street will be changed for the worse
 - HMO's attract a transitory and incohesive group of residents who have no vested interest the neighbourhood, no interest in local security, and do nothing to help or build a community
 - The proposed development will be unacceptable in terms of noise
 - A change of use to sui-generis will potentially result in a significant increase in traffic
 - The potential use of a car by the additional occupier should be controlled by conditions or a legal obligation
 - The change will result in more late night disturbances
 - Insufficient wheelie-bins are provided for the existing use
 - The permission will remove the cap on the number of residents in the property and this could increase to 12 people
 - If permitted, a condition should be attached limiting the number of occupiers to a maximum of 7
 - The demand for additional parking will encourage other property owners to create off-street parking on their properties which will be detrimental to the character and appearance of the area
 - There are already too many HMO's on Chalk Ridge
- .Reasons aside not material to planning and therefore not addressed in this report
- The applicant has not consulted with neighbours as they have claimed in the application form
 - The landlord is absent
 - The application is being made so that the landlord can make more profit, at the expense of the existing residents
 - The development will result in the loss of storage for the existing residents and the new room is not very big
 - The existing property has external pipework on its western elevation as a result of the HMO to the detriment of the area

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1 letter of support was received.

- HMO's are needed, for example by students. The only issue in this case is parking which is largely caused by existing residents who have too many cars and who don't use their garages

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy (2013)

DS1 - Development Strategy and Principles
WT1 – Development Strategy for Winchester Town
CP1 –Housing Provision
CP2 – Housing Provision and Mix
CP13 - High Quality Design

Winchester District Local Plan Part 2 – Development Management and Site Allocations
Development Plan Document (2017)

WIN1 – Winchester Town
DM1 – Location of New Development
DM16 – Site Design Criteria
DM17 – Site Development Principles

Supplementary Planning Guidance
High Quality places Supplementary Planning Document (2015)

Planning Considerations

Principle of development

The property is within the Winchester Town settlement boundary where Policy WT1 of LPP1 indicates that there will be provision for 2000 new homes to meet identified housing needs. This will be achieved through the development and redevelopment of existing premises and sites, and other opportunities within and adjoining the defined built-up area of Winchester. Policy WIN1 of LPP2 indicates that within the defined boundary of Winchester, planning permission will be granted for development which accords with the development plan and a number of principles which include: the protection of the special character of Winchester town: and providing a wide range of housing to meet local needs. The proposal, for a sui-generis (HMO) use is therefore acceptable, subject to it being in accordance with other relevant development plan policies and unless material considerations indicate otherwise.

Design/layout

The proposal is to convert a storage room on the second floor of this existing house in multiple occupation (Class C4) into an additional bedroom, increasing the total number of bedrooms from 6 to 7. This does not involve any building work and there will be no internal or external changes to the building.

Impact on the character of the area and neighbouring properties

The potential impact of this proposal will arise not from physical changes to the building but from the intensification of its residential use. The assessment of this application will consider the impact of the additional bedroom on the issues of acknowledged importance identified below. The potential impacts on the character of the area and neighbouring

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properties are considered in the following paragraphs.

It is apparent that the conversion of residential dwellings into houses of multiple occupation can change the character of the area in which such change occurs. Some of these changes are subtle, others more obvious. This can result in an increase in the intensity of use of a property or area in terms of pedestrian and vehicular movements, a change in the age profile of residents, and the proliferation of bins for refuse collection. In some situations the proliferation of HMOs in one area can create an unbalanced housing market leading to a loss of amenity and tensions within communities. However, the proposal is for the addition of a bedroom to an existing HMO which will be occupied by a single tenant. The impact on the character of Chalk Ridge and will not be significant.

The proposed sui generis HMO will be operated in the same way as the existing 6 bedroom HMO with each bedroom let on a sole-occupancy basis. Concerns have been expressed that if the Council grants permission for this application, it will result in the doubling of the number of occupiers in the property and that there will be no "cap" on the number of occupiers. Notwithstanding that the landlord intends to continue to let the property on a one-person per bedroom basis, if approved, a condition will be attached to the permission to ensure that that the property will be occupied by no more than 7 tenants, and each bedroom by no more than one tenant. In this way, the potentially unacceptable impacts arising from increased parking and intensity of use of the property will be avoided.

Highways and Parking

The development of an HMO can, as a consequence result of the intensification of use, result in an increase in the number of cars associated with a particular property. This has the potential to impact highway safety and parking in the locality. However, the addition of an extra bedroom which may result in an additional car at the property, will not have a significant effect on either highway or parking issues given the existing circumstances at Chalk Ridge. The road, which has no parking restrictions, whilst reasonably heavily parked during busy periods, has the capacity to accommodate additional parking, including at its lower level which is relatively unused. In any event, the potential impact of one additional car will not have a significant impact of either highway safety or parking. There is currently provision for the parking of 4 vehicles on the front drive of the property within its curtilage, and given the availability of public transport and the site's proximity to Winchester Town centre, this is considered to meet the Council's parking requirement. The Council's Highway Engineer has not objected to the proposal.

Conclusion

Houses in multiple occupation are an important component of housing supply and are an efficient way of utilising the existing supply of residential properties. In assessing this application, the Council must strike an appropriate balance between the need to meet the identified need for additional housing and the potentially detrimental impacts arising from particular development proposals. Whilst it is evident that the development of houses in multiple occupation can have detrimental impacts on the character and amenity of the areas in which they are located, in this case the addition of an extra bedroom will not have a significant impact on the character or appearance of Chalk Ridge. The proposal is in accordance with Policies DS1, WT1, CP1, CP2 and CP13 of Local Plan Part 1; and Policies WIN1, DM1, DM16, DM17 and DM18 of Local Plan Part 2; and the Council's High Quality Places Supplementary Planning Document (2015). There are no other material

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considerations which would justify deciding the application other than in accordance with the development plan.

Recommendation

APPROVE subject to the following conditions:

Conditions

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 approved shall be constructed in accordance with the following plans:

Block Plan dated 25/7/18
Approved Floor Plan dated 25/7/18

Reason: For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the plans and documents from which the permission relates to comply with Section 91 of the Town and Country Planning Act 1990.

3. The property will be occupied by no more than 7 tenants and each bedroom by no more than one tenant.

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

Informatives

- 1 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.
- 2 The Local Planning Authority has taken account of the following development plan policies and proposals:-Local Plan Part 1 Joint Core Strategy: DS1, WT1, CP1, CP2 and CP13Local Plan Part 2: WIN1, DM1, DM16, DM17, and DM18
- 3 In accordance with paragraphs 186 and 187 of the NPPF, Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner

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by offering a pre-application advice service and updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

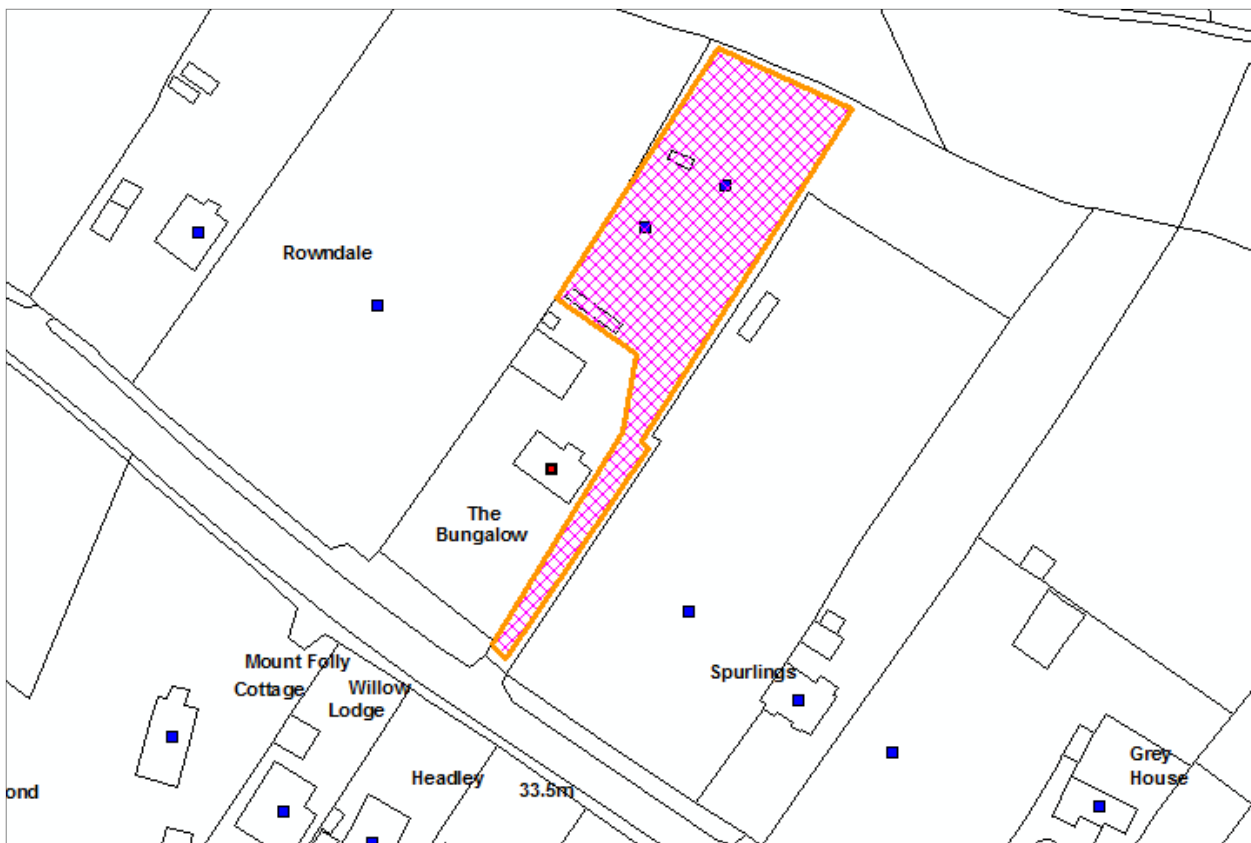
- 4 During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.
- 5 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.

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WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 18/01732/FUL
Proposal Description: Change of use of land from travelling showpersons permanent family plot to private residential garden for The Bungalow
Address: The Bungalow Southwick Road North Boarhunt Fareham Hampshire
Parish, or Ward if within Winchester City: Boarhunt
Applicants Name: Mr L.S. Smith
Case Officer: Robert Green
Date Valid: 18 July 2018

Recommendation: **Application Refused**



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WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

General Comments

The application is reported to Committee due to the number of comments submitted contrary to the Officer's recommendation.

The application is also reported at the request of Boarhunt Parish Council, whose correspondence is attached in full as an appendix to this report.

The application is also reported at the request of Councillor Cutler, whose response is included as a further appendix to this report.

Site Description

The application site is situated to the rear of a property known as 'The Bungalow' which fronts onto Southwick Road in North Boarhunt. The site is accessed by a driveway from Southwick Road which serves both the application site and The Bungalow. The access drive continues to the east of the property before reaching the application site to the rear.

Due to the spacious grounds The Bungalow sits in and the proximity from the roadway, the application site is largely screened from the public realm.

The site contains an area of hardstanding to the north of a large garage which is outside of the application site. An area of grassland then divides this area from a shed, a gravelled area and a caravan which is toward the rear of the site.

To the west, the rear garden a recently constructed property runs the length of the boundary. To the east, undeveloped land divides the site from the next neighbouring property at 'Spurlings' whilst to the rear a dense band of trees divides the site from open countryside.

The site boundaries consist of a mixture of natural vegetation and a tall wooden fence.

Proposal

The proposal is to change the use of the land from a Travelling Showperson's plot to a residential garden.

Relevant Planning History

- 10/03186/FUL - Change of use of land for travelling showpersons permanent family plot (RETROSPECTIVE) – Approved 24.02.2011
- 15/02699/FUL – Construction of a replacement dwelling – Approved 05.02.2016
- 16/00646/FUL – Construction of a replacement dwelling – Approved 20.05.2016
 - Note: both 15/02699/FUL and 16/00646/FUL relate to the dwelling to the front of the application site. Neither permission has commenced but at time of writing (October 2018) both cases are within their 3-

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year time limits for implementation.

Consultations

Head of Strategic Planning:

- The proposal does not meet Policy CP5 and emerging Policy TR1
- Whilst the site is no longer needed by the previous occupants there is still a need across the district which is yet to be met.
- Until this situation changes the site will be needed and therefore safeguarded from alternative development.

Representations:

Boarhunt Parish Council

- Believe the original consent would not have been granted if considered today.
- Future occupants would have no connections with the Parish.
- Village infrastructure has worsened since approval of 2010 application
- Over-allocation of sites to Boarhunt.
- Comparison to other sites in the area.

15 letters of support from 14 addresses received.

- Land not being cared for.
- Statistic for travelling person should not effect this application.
- Benefit returning to 'green land'.
- Too many travellers and caravan sites in the area.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

DS1 – Development Strategy and Principles

MTRA3 – Other Settlements in the Market Towns and Rural Area

MTRA4 – Development in the Countryside

CP5 – Sites for Gypsies, Travellers and Travelling Showpeople

CP7 – Open Space, Sport and Recreation

CP10 – Transport

CP13 – High Quality Design

CP20 – Heritage and Landscape Character

CP21 – Infrastructure and Community Benefit

Winchester Local Plan Part 2 – Development Management and Site Allocations

DM1 – Location of New Development

DM4 – Gypsies, Travellers and Travelling Showpeople

DM6 – Open Space Provision

DM15 – Local Distinctiveness

DM16 – Site Design Criteria

DM17 – Site Development Principles

DM18 – Access and Parking

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DM23 – Rural Character

Winchester District: Gypsy, Traveller and Travelling Showpeople Development Plan Document

TR1 – Safeguarding Permitted Sites.

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Planning Policy for Traveller Sites

Planning Considerations

Principle of development

Policy MTRA4 of the Winchester Local Plan Part 1 is relevant as the site is situated in the countryside. This policy states that the Planning Authority will seek to limit development other than that which has an essential need to be located in the countryside. However, the policy makes no reference to the change of use to residential.

In recent district appeal decisions (*APP/L1765/W/16/3147290 – Flintwall Cottage, Soberton*), the Inspector notes that in cases which involve the conversion to residential garden, bespoke consideration should be given as their planning considerations will differ and need to be treated on their own merits within the general framework of protecting the countryside from inappropriate development.

However, this application differs as the site is listed in the Winchester District: Gypsy, Traveller and Travelling Showpeople Development Plan Document (DPD), which needs to be satisfied to establish the principle of development.

The DPD, and the policies which are contained within it, are the result of extensive research across the entire district to determine the need for Gypsy, Traveller and Travelling Showpersons sites. As a result, Policy DM4 of the Local Plan Part 2 requires the provision of 24 showpersons plots within the Winchester District over the plan period.

As it is necessary to retain existing sites which are founded and have confirmed planning consent, policy TR1 has been included in the DPD to safeguard sites to ensure they are not lost through the grant of any subsequent planning permission to allow for other types of development.

'The Bungalow' is listed under policy TR1 ('Safeguarding Permitted Sites'). As a result, the site is safeguarded from alternative development unless the site is no longer required to meet any identified traveller need across the district.

Policy CP5 ('Sites for Gypsies, Travellers and Travelling Showpeople' - Local Plan Part 1) also ensures that existing permanent travelling showperson sites which are needed to meet the identified needs of particular groups will be retained for the use of these groups unless it has been established they are no longer required.

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Therefore on the above basis the proposed development does not comply with policies TR1 and CP5.

It is acknowledged that the documents submitted in support of the application note that the occupants who received consent for the travelling showperson use have now left the site, leaving it unoccupied. However, the original application was not a personal consent to the previous occupants and instead allowed the site to be used by any occupants who met the travelling showperson definition.

Whilst the original occupants may no longer require the site, it has been established that there is a particular need for travelling showperson sites across the district, with a shortfall of around 8 plots across the district cited in the Head of Strategic Planning's assessment of the proposal.

As the original consent allows for the use of the site by any travelling showperson, the site is available for others to use and contributes to the unmet need across the district.

As exemptions to policies CP5 and TR1 are only applied if it is demonstrated the site is no longer required to meet an identified traveller need across the district, the loss of this travelling showperson site is not justified and must continue in its currently approved use as part of the Development Plan Document which now holds significant weight in decision making.

Therefore, the proposal does not satisfy policy CP5 of LPP1 and TR1 of the DPD. Whilst the site is no longer needed by the previous occupants, there is still a need across the district which should be met. Until this situation changes the site is therefore safeguarded from alternative development and the principle of development is not established on these grounds.

Impact on character of area and neighbouring property

The physical alterations which would occur as a result of the application would be the removal of the remaining caravan on the site and the return of the land to the garden area of 'The Bungalow'.

As previously discussed, the site is not readily visible from the public realm and therefore its use for residential purposes is not considered to have an intrusive impact on the surrounding area. The permitted use as a travelling showperson site was equally not considered to adversely affect the character of the area.

The development does not have an impact on the residential amenity of surrounding properties.

Other Matters

The Parish Council response raises two issues which require further clarification.

Firstly, the reported over-allocation of sites to North Boarhunt will be a matter addressed by the Planning Inspector when examining the DPD.

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Also, other sites in the area are referred to which would be assessed on their individual planning merits should this be necessary and have no bearing on the consideration of the current proposal.

Recommendation

Application Refused due to the following reason(s):

1. The Travelling Showperson site to the rear of The Bungalow is a permitted site under policy TR1 of the Winchester District: Gypsy, Traveller and Travelling Showpeople Development Plan Document which is safeguarded from alternative development.

The site is required to meet a need for Travelling Showperson sites across the district and justification has not been provided to prove that the site is no longer required to meet this need.

The proposal is therefore contrary to policy TR1 of the Winchester District: Gypsy, Traveller and Travelling Showpeople Development Plan Document and Policy CP5 of the Local Plan Part 1 (Joint Core Strategy).

Informatives:

1.

In accordance with paragraph 38 of the NPPF (July 2018) , Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

2.

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

Local Plan Part 1 - Joint Core Strategy: MTRA4, CP5

Local Plan Part 2 – Development Management and Site Allocations: DM4, DM15, DM16, DM17, DM23

Winchester District: Gypsy, Traveller and Travelling Showpeople Development Plan Document – TR1

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Appendix A – Response from Boarhunt Parish Council

Dear Rob,

Could you show the following as Boarhunt Parish Council's Consultee Comments for Planning Application 18/01732/FUL, please?

BOARHUNT PARISH COUNCIL'S CONSULTEE COMMENTS FOR APPLICATION 18/01732/FUL

The Parish Council met on 5th September 2018 and **UNANIMOUSLY RESOLVED TO FULLY SUPPORT Planning application 18/01732/FUL**, The Bungalow, Southwick Road, North Boarhunt, PO17 6JH - **Change of use of land from travelling showpersons permanent family plot to private residential garden for The Bungalow.**

Support for the Application

Members of the Public that attended the PC meeting voiced their support for the application and, at the time of writing (7th September 2018), **there were 14 expressions of SUPPORT for the application** on Winchester City Council's (WCC's) Planning Portal.

The site's planning history

The PC believe that the original grant on **23rd February 2011 (Application 10/03186/FUL) - Change of use of land for travelling showpersons permanent family plot (RETROSPECTIVE), would not have been granted if it was being considered today.** At the time of the original grant, the occupants of the site had close and strong links with the owners of The Bungalow and their children attended the local school [located outside of the Parish]. **This is no longer the case and the owners of The Bungalow have relocated outside of the District, so any future occupants of the site are likely to have no connections at all with the Parish.**

Since the original grant, the Parish of Boarhunt has changed very much.

Infrastructure

This has changed significantly for the worse since 2011; Boarhunt **no longer has a shop, garage, post office, public telephone box, pub, Methodist Church or any regular bus service. The nearest doctor's surgery is located in Wickham, over 3.5km from this site.** These changed circumstances all contribute to the unsuitability of the site as being able to meet the needs of Travelling showpersons.

The Development Plan

The District Authority's (WCC's) emerging Gypsy and Traveller Development Plan (G&T DPD), currently being examined in Public, identified the **G&T needs for the whole of its District (Area: 250 square miles; Estimated Population: 118,000) as 15 pitches for Gypsies and Travellers and 24 plots for Travelling Showpersons.**

Within the G&T DPD, the **Parish of Boarhunt (Area: 4 square miles [i.e. 1.6% of the District]; Estimated Population: 700 [i.e. 0.6% of the District by population])** was identified as suitable to host **4 of the 15 Gypsy and Traveller pitches [i.e. 26.67%] and 2 of the 24 plots for Travelling Showpersons [i.e. 8.34%].** **The proposed number of sites allocated to a such as small Parish like Boarhunt is totally disproportionate to its respective area, size of population or existing and diminishing infrastructure, especially when compared with the District as a total entity.**

Related Development

In addition to the proposals identified in the G&T DPD, **there are 3 Gypsy and Traveller Planning applications for Boarhunt**, all located within 400 metres of the site of this application, **that still need to be decided by the Planning Authority; one dates back to April 2017!**

The applications are:

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17/00951/FUL – The Old Piggery, Firgrove Lane, North Boarhunt – This application refers to both the Old Piggery & The Withy Beds sites. Permanent retention of 26 residential caravans for travellers and 6 transit pitches, together with associated access arrangements, foul water disposal, landscaping and earth bund.

18/01441/FUL – Land adjacent to Strawberry Barn, Southwick Road, North Boarhunt, PO17 6JF – Use of land for the stationing of caravans for residential purposes.

18/01691/FUL – 7, The Old Piggery, Firgrove Lane, North Boarhunt, PO17 6JF – Continued siting of 4 no. residential gypsy caravans without complying with condition 3 of planning permission Ref. 11/01875/FUL.

It is considered that the 3 applications above and the conclusion of the examination of the G&T DPD should all be considered concurrently when deciding upon this application.

Unauthorised Development

There has been considerable and ongoing unauthorised development at the Firgrove Lane site located off Southwick Road. It is estimated that there are nearly 40 residential Caravans at the site; only 4 of them having temporary Planning which has now expired. The unauthorised development has not been controlled very well at all by WCC Enforcement for a number of years and is a continuing cause of concern for the Parish Council, District Councillors and the residents of Boarhunt.

Enforcement

As far as the PC are aware since the grant of Permission at this site, it has been well-managed by the Landowner and the conditions of the grant have been fully met. **This is in marked contrast to the Firgrove Lane site.** However, if the existing permission continues unchanged and this application to change use is rejected, that without the supervision and good management by the existing landowner Enforcement will become an issue at this site.

Conclusion

In conclusion, as all of the matters detailed above are considered material to this application, if the Planning Officer is minded to Refuse the Application, then the Parish Council request that the application be referred to Planning Committee for Decision.

Kind regards,

Geoff Wright, FMAAT, PSLCC, CiLCA
Clerk to and on behalf of Boarhunt Parish Council, Hampshire

email: boarhuntpc@gmail.com website: <http://boarhuntparishcouncil.org>

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Appendix B – Correspondence received from Councillor Cutler

City Councillor's request that a Planning Application be considered by the Planning Committee

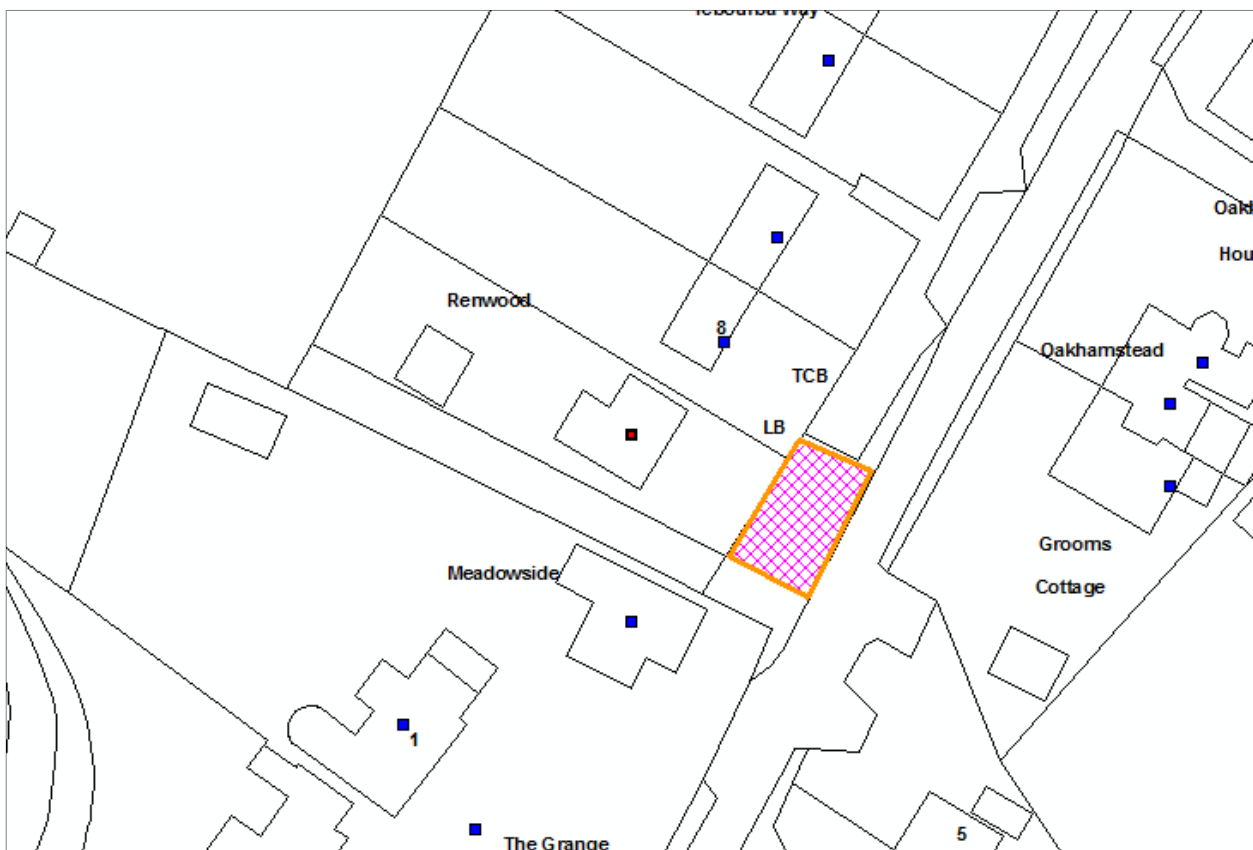
Request from Councillor: Neil Cutler
Case Number:18/01732/FUL
Site Address: The Bungalow, Southwick Rd, North Boarhunt,Fareham, PO17 6JH
Proposal Description: Change of use from travelling showpersons family plot to private residential garden
Requests that the item be considered by the Planning Committee for the following material planning reasons: If officers recommend refusal of this application, I request that the item be considered by the planning committee for the following reasons: 1) The site is no longer used as a travelling showpersons site 2) Despite current policy suggesting that there is a need for more travelling showpersons' sites in the district, in North Boarhunt there is evidence that the other existing 10 sites are not occupied by bona fide travelling showpeople, thus suggesting that demand in this area is limited.

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WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 18/01942/FUL
Proposal Description: Change of use from Nil use to Residential.
Address: Renwood Outlands Lane Curdridge SO30 2HD
Parish, or Ward if within Winchester City: Curdridge
Applicants Name: Mr Ronald Ross
Case Officer: Robert Green
Date Valid: 13 August 2018

Recommendation: **Application Permitted**



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WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

General Comments

The application is reported to committee due to the number of objections received contrary to the Officer's recommendation.

The application is also reported at the request of Curdridge Parish Council, whose response has been included as Appendix A.

Site Description

Renwood is a detached property set 18.8m from the roadway. The dwelling copies the design style found on the semi-detached properties to the north, but is unique in being a detached property.

Renwood contains a front garden and shares an access point with 8 Tebourba Way. The application site sits between the front boundary of Renwood's garden and the roadway and is 13m by 9m in size.

The site currently forms an open area which has been shingled and is used informally for vehicle parking. The land is currently owned by Winchester City Council and is in the process of being sold to the applicant.

The site would border the front garden of Renwood to the west, a farm access track to the south, the shared access point with the neighbouring property to the north and the Outlands Lane roadway to the east.

The area is rural in nature and contains a variety of dwelling types. Dwellings of a similar age and design have been built on the western side of the roadway, including the application site. The neighbouring property to the south, Meadowside, is set further forward than other dwellings.

Outlands Lane was previously a through route connecting Kitnocks Hill to the A3051. The road now terminates at the A3051 end and a turning circle has been provided at this location.

Proposal

The proposal is to change the use of the land to the front of Renwood to residential garden.

This would allow for the land to be enclosed and included within the front garden space of the property.

Relevant Planning History

No relevant planning history regarding this area of land.

Consultations

Engineers: Highways:

- The application would result in the removal of a small area immediately in front of Renwood which previously presented an informal parking opportunity.
- The Engineer notes the majority of other houses in the vicinity had on site parking which complied with or was in excess of Residential Parking Standards.
- The development would not cause sufficient demonstrable harm to users of the public highway to successfully sustain a reason for refusal.

Head of Landscape

- No objection subject to details clarifying what vegetation is to be retained and what is to be lost.

Representations:

Curdridge Parish Council

- The land is valuable community open space
- Affects access to the field to the rear of the properties.
- Parking and turning issue on land could easily be overcome by adding signage.

34 letters from 28 addresses received objecting to the application for the following reasons:

- Used as parking for friends and visitors, displacement of cars
- Farmers machinery accessing fields to rear
- Loss of turning space
- Loss of open space

Reasons aside not material to planning and therefore not addressed in this report

- Processes leading to the sale of the land which are outside of planning considerations.

8 letters from 6 addresses of support received (*excluding support comments from applicant property*)

- Area is used for inconsiderate parking and turning
- There is a designated turning place at the end of the lane
- Many houses have own drives and off road parking

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy
MTRA4 – Development in the Countryside

Case No: 18/01942/FUL

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Winchester Local Plan Part 2 – Development Management and Site Allocations

DM15 – Local Distinctiveness

DM16 – Site Design Criteria

DM17 – Site Development Principles

DM18 – Access and Parking

DM23 – Rural Character

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

High Quality Places

Planning Considerations

Principle of development

Policy MTRA4 of the Winchester Local Plan Part 1 is relevant as the site is situated in the countryside. This policy states that the Planning Authority will seek to limit development other than that which has an essential need to be located in the countryside. However, the policy makes no reference to the change of use to residential.

Therefore, the site is located in the countryside where the inclusion of open land into residential curtilage is generally resisted unless it can be demonstrated that it would not result in harm to the character and appearance of the surrounding area.

In recent district appeal decisions (*APP/L1765/W/16/3147290 – Flintwall Cottage, Soberton*), the Inspector notes that in cases which involve the conversion to residential garden, bespoke consideration should be given as their planning considerations will differ and need to be treated on their own merits within the general framework of protecting the countryside from inappropriate development.

Therefore, whilst the development plan does not contain a direct policy providing the principle of development, sufficient consideration should be given to whether the development would have a harmful impact on the visual amenities of the area.

Impact on character of area and neighbouring property

The surrounding area is rural in character. Dwellings on the eastern side of the roadway are more traditional and variable in design and sit at a higher level to the roadway. Dwellings on the western side are more uniform and have an equal set back from the roadway.

In its current state, the land contains gravel and does not individually create an attractive area of land in the interests of the rural characteristics of the area. The loss of this land is therefore justified.

It is acknowledged that the rural character of the road is supported by the open spaces in front of dwellings, which is more evident in this area as the space opens in line with 1 Tebourba Way.

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However, the application site is located at the far end of this stretch of open space. Meadowside (the neighbouring property to the south) sits forward of the established building line and would run parallel to the application site. As a result, the extension of the residential garden would be read in the context of the side elevation of Meadowside which interrupts the sense of open space in this immediate area.

In addition to this, a key consideration would be the choice of boundary treatment used to enclose the space. In respect of the characteristics of the area and the boundary treatments which contribute to this, new hedging of a similar type to surrounding properties is to be used, and this is secured by condition.

In addition, and to prevent the later construction of a hard boundary wall, condition 04 has been included to ensure that natural vegetation is used in this area, whilst condition 05 ensures that residential paraphernalia is not used on the land (such as play equipment).

Therefore, whilst it is acknowledged that the development would result in the loss of an area of land which currently provides an open space in this rural environment, the location of this area of land toward the end of this open space results in it being read in the context of surrounding built form which evidently disrupts this space.

In addition, attention has been paid throughout the application and enforced by the condition process to ensure appropriate boundary treatments are used.

An adverse impact on residential amenity is not demonstrated by the proposal.

Highways/Parking

The land is currently used as informal parking on an unallocated basis. Upon visiting the application site, the Officer and Highway Officer noted that the majority of properties contain off-road parking spaces which met or exceed the expected Residential Parking Standards. As a result, whilst it is acknowledged that the enclosure of this space would result in the displacement of around 3 cars which informally use this space, an adverse Highways impact cannot be proven and a reason for refusal is not offered on these grounds.

Whilst the development would bring a boundary feature closer to the roadway, this would reflect the situation along the majority of Outlands Lane and sufficient space would remain for vehicles to pass the site.

Concern has also been raised regarding the wider highway impacts. It is noted that this area is currently used as a turning space and comments have been made about the impact of the development on farm and delivery vehicles.

However, there is a formal dedicated turning space at the end of Outlands Lane which was implemented following the road's closure. This is located approximately 290m to the south. Whilst it is acknowledged that vehicles may have to travel further to use a turning space, in doing so they would be using an area of highway designed for this purpose and this does not create an adverse Highways impact.

Recommendation

Application Permitted subject to the following condition(s):

Case No: 18/01942/FUL

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Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

1. Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. The development hereby approved shall be constructed in accordance with the following plans:

Location Plan received 20.08.2018

Planning Statement (including Figure 1) dated 12.08.2018 and received 13.08.2018

2. Reason: In the interests of proper planning and for the avoidance of doubt.

3. The boundary hedging used to enclose the development hereby approved must match surrounding examples.

The landscaping shall be carried out in the first planting season following the occupation of the land or the completion of the development whichever is the sooner.

If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) Class A of Part 2; Schedule 2 of the Order, no wall or hard boundary treatment shall be erected surrounding the application site at any time unless approved in writing by the Local Planning Authority.

4. Reason: The area is situated within a rural area where natural boundary treatment positively contributes to the characteristics of the area.

5. Residential paraphernalia which is visible from the public realm shall not be placed on the application site at any time.

5. Reason: The area moves forward of surrounding front garden spaces and should be kept open in the interests of the rural character of the area.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Informatives:

1.

In accordance with paragraph 38 of the NPPF (July 2018) , Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

2.

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

Local Plan Part 1 - Joint Core Strategy: MTRA4,

Local Plan Part 2 – Development Management and Site Allocations: DM15, DM16, DM17, DM18 and DM23

3.

This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out above, 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.

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.

Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

For further advice, please refer to the Construction Code of Practise

<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

7.

Please be advised that Building Regulations approval may be required for this development. Please contact WCC Building Control Department for more information (T: 01962 848176, E: buildingcontrol@winchester.gov.uk)

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Appendix A – Curdridge Parish Council Response

Robert

Further to our previous emails, Council considered the above application at last night's meeting. In view of the fact that this application also appears to be very contentious, I have likewise also copied below the public discussion for your information:

18.131.3 Renwood Outlands Lane Curdridge SO30 2HD - Change of use from Nil to Residential. Case Officer: Robert Green. Case No: 18/01942/FUL.

Members of the public present were representing various residents of Outlands Lane and objected to this application on the grounds that the proposed piece of land should not be listed as NIL, as it has always been well used for many years as a community open space that also provides additional parking within Outlands Lane to avoid the lane (which is very narrow) becoming congested. Objectors advised Council that there have been at least 38 objections to this application, with at least 15 objectors living within the immediate vicinity. Many objectors have raised concerns that WCC has entered into negotiations to sell this piece of land without first consulting the local community who regularly use the land or advertising the land for sale to the general public. Residents are also concerned that the applicants refer to their concern for the environment in their application, but have recently removed three mature trees from their rear garden on the basis of requiring space for a play area.

Cllr Bundell advised Members that historically when these council houses were built two long parking bays were incorporated along the roadside to provide additional parking and delivery bays. He also raised concerns that if this land was sold and fenced it would affect the access to the fields at the rear of these properties, as this land is currently used as a turning splay for commercial vehicles gaining access to the fields at the rear of these properties.

Resolved TO OBJECT on the grounds that this piece of land is not "NIL" land, it is a valuable community open space, which has been used regularly by all local residents since it was installed (and in more recent years mainly for additional parking space to relieve congestion on Outlands Lane). Members feel that if this land were sold and fenced off it would also adversely affect access to the fields at the rear of these properties, as commercial vehicles entering the fields have always used this land as a turning splay to gain access into the fields. It is felt that the applicant's argument that the land is constantly being used for vehicles turning could easily be overcome by placing a sign notifying drivers there is a turning head at the end of the road. Members are concerned that there have been at least 38 objections to this application and that many objectors have raised concerns that the local community was not consulted by WCC about the sale of this land and that the land was not advertised for sale on the open market. Council therefore requests that this application please be referred to WCC's Planning Committee.

Many thanks.

Kind Regards.

Jenny Whittle
Parish Council Manager
Curdridge Parish Council

Case No: 18/01942/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Tel: 01489 786557 or mobile 07858 491919

Email: clerk@curdridge-pc.org.uk

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We do our best to guard against viruses. If you get a virus, we cannot accept liability for any damage. You should carry out your own virus check before your open attachments.

From: RGreen@winchester.gov.uk
Sent: Wednesday, August 22, 2018 7:42 AM
To: clerk@curdridge-pc.org.uk
Subject: RE: 18/01942/FUL (Renwood, Outlands Lane)

Morning Jenny,

14th September is fine.

Thank you,

Rob

From: Jennifer Whittle [<mailto:clerk@curdridge-pc.org.uk>]
Sent: 21 August 2018 20:29
To: Robert Green
Subject: Fw: 18/01942/FUL (Renwood, Outlands Lane)

Robert (and Members for notification of new Planning Application received)

Thank you for your email. Our next Council Meeting is on 13 September next, would it please be possible to have an extension for our consultation response to 14 September 2018 please?

Many thanks.

Kind Regards.

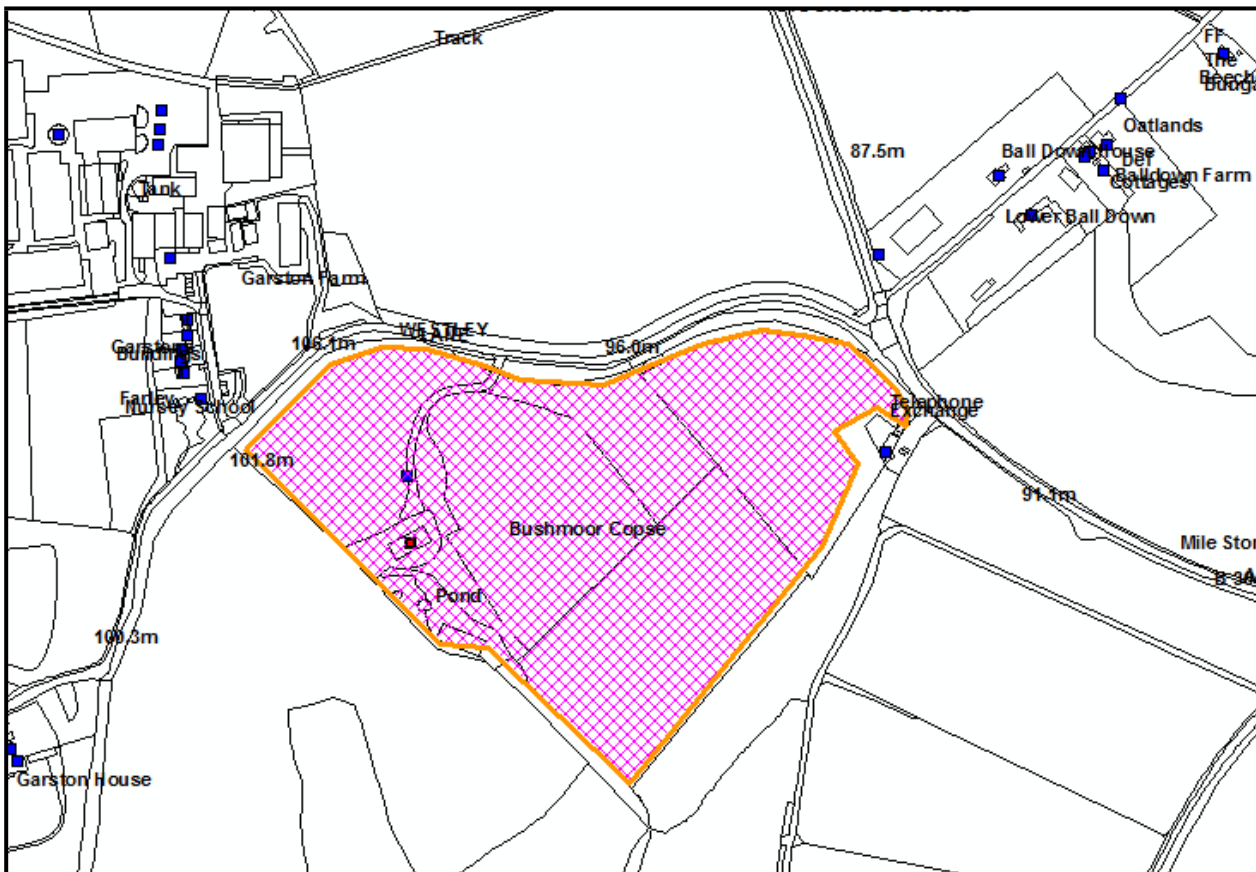
Jenny Whittle
Parish Council Manager
Curdridge Parish Council
Tel: 01489 786557 or mobile 07858 491919
Email: clerk@curdridge-pc.org.uk

Case No: 18/01942/FUL

WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 18/01133/FUL
Proposal Description: Erection of a 3 Bedroom, two storey agricultural workers dwelling, car parking and garden area (AMENDED DESCRIPTION)
Address: Bushmoor Farm Westley Lane Sparsholt Hampshire
Parish, or Ward if within Winchester City: Sparsholt
Applicants Name: Mr Edward Wheeler
Case Officer: Pat Aird
Date Valid: 3 May 2018

Recommendation: Application Refused



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PLANNING COMMITTEE

General Comments

Application is reported to Committee as the recommendation is to refuse permission and there are 27 letters in support

The applicant currently has temporary permission for a mobile home which will expire October 2020

Site Description

Bushmoor Farm is a mixed pastoral farm of 29.14 hectares located just to the east of Westley Road outside of any defined settlement. It is primarily a beef farm with some pigs and chickens. The beef herd has High Herd Health Status and is grass fed. There is a butchering unit on the site where the carcasses are hung after slaughter off site and then cut into joints to be sold locally through a box scheme.

The applicant currently lives in a mobile home on the site which was granted permission in 2015. That permission was extended in 2017 until 2020.

There is an existing access road from Westley Road.

The landscape character in this area is chalk and clay farmland and woodland

Proposal

The proposal is for a small dwelling of 145 square metres for an agricultural worker to replace the mobile home. It will have 3 bedrooms and 2 bathrooms in the roof space lit by small pitched roof dormers and a farm office, 'boot' room, WC, lounge, dining room and kitchen on the ground floor. It will be constructed of traditional materials with walls in red-multi facing brick and coursed flint work and a natural slate roof.

It will be located next to the livestock buildings where there is already mains water and electricity and in a position to control access in the event of any disease outbreaks in the surrounding area.

Relevant Planning History

08/01158/APN - Erection of building for housing livestock. NOOBJ 4th June 2008.

08/02867/FUL - New access track and hardstanding PER 2nd June 2009.

13/02302/FUL - 1 no. three bedroom agricultural dwelling. WDN 11th February 2014.

14/00907/FUL - Butchering unit (RETROSPECTIVE). PER 3rd September 2014.

14/02568/FUL - Siting of mobile home near to farm buildings. PER 17th February 2015.

15/00906/APN - Erection of Agricultural building. NOOBJ 26th May 2015.

Case No: 18/01133/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

17/01921/FUL - Extension of existing permission for mobile home. PER 5th October 2017

Consultations

Engineers: Drainage:

No concerns - Flood zone 1; soakaways acceptable; foul to existing septic tank

Ecology

No objection subject to conditioning recommendations in report

Tree Officer

No objection subject to condition to follow arboricultural recommendations and retain trees.

Head of Landscape:

No objection – materials and scale appropriate; limited views; no additional planting required

Natural England

No comments received

Representations:

Sparsholt Parish Council – support; applicant has worked with local councillor and PC to build an agricultural case.

24 Letters of support received

- Permanent residence needed for animal welfare
- Sustainable farming good for local environment
- Stock numbers have increased
- Availability of high quality locally reared beef and produce
- Commercially and professionally run business
- Local small business should be encouraged
- Links with Sparsholt College enhances student experience and beneficial to the rural community
- House well designed
- House more in keeping with surrounding development
- No greater impact than existing
- Livestock and farmland well managed
- Applicant committed, honest and hard-working
- Mobile home cramped and cold

Relevant Planning Policy:

Winchester District Local Plan Part 1

Case No: 18/01133/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

DS1, MTRA4, CP10, CP11, CP15, CP16, CP17, CP20

Winchester District Local Plan Part 2
Policies DM11, DM 15, DM16, DM17

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Supplementary Planning Guidance

Sparsholt Village Design Statement

Planning Considerations

Principle

The site is located within the countryside where Policy MTRA4 of the Winchester Local Plan Part 1 restricts development to that which has an operational need for a countryside location such as agriculture, forestry or horticulture, re-use of existing buildings for specific uses, expansion of existing businesses or small scale sites for tourist accommodation. Policy DM11 of the Winchester District Local Plan Part 2 sets out the following criteria for a permanent agricultural workers dwelling:

- i) there is clearly an established existing functional need
- ii) the need relates to a full-time worker
- iii) the unit and activity has been established for at least three years and profitable for at least one of them and have a clear prospect of remaining so
- iv) the functional need could not be fulfilled by another existing dwelling
- there are no other units of accommodation on the site that could be used
- v) the dwelling is sited to meet the functional need and is well related to existing farm buildings
- vi) the dwelling is of an appropriate size (normally 120 - 150 sq.m)

Agricultural Justification

The original farm bought by the applicant in 2007 was doubled in size in 2014. Significant sums of money have been invested to improve the land for grazing. The farm has run at a profit for several years and profits are expected to increase to £30,000 p.a over the next 5 years. Therefore the unit has been established for at least three years, has been profitable for at least one year, and has a clear prospect of remaining profitable. As such the proposal meets criterion 3. There are no other dwellings in the vicinity which could be used to fulfil the need and the proposed dwelling is less than 150sq m and will be close to the existing farm buildings so criteria iv, v and vi are met. The main issue therefore is whether the proposal meets criteria i and ii of Policy DM11.

The farm accounts and supporting information has been independently assessed by Bruton Knowles who were appointed for this purpose by WCC because of their expertise in agricultural business development. At the time of their site visit there were 22 suckler Herford cows and heifers, 11 calves, 22 stores (12-24 months old) 1 bull and 3 Guernsey heifers. There were also 2 sows, 1 boar, 2 gilts and 35 laying hens. It is noted that the applicant intends to increase the number of cattle to 100 and through selective culling to make it a pedigree Hereford herd and increase the number of pigs to 5 breeding sows.

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WINCHESTER CITY COUNCIL
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However, whilst the applicant has worked hard to develop the farm, further expansion will be limited by the ability to acquire pastureland and the current calving and farrowing requirements are not considered sufficient to justify a residential presence on site. As such criterion i of Policy DM11 is not met. The security concerns are recognised but this is not a primary consideration when assessing functional need. Time sheets have been submitted which show the full time equivalent of 1.16 workers but the meat box preparation has been included so it is not clear how far the need for a full time worker relates to someone employed primarily in agriculture, moreover it is unlikely that a herd of the size currently on the farm require even 87% of a full time worker. Therefore the proposal does not meet criteria ii of policy DM11 of the Winchester District local Plan Part 2.

Design and Impact on Character of the area

The house has been designed to reflect the local character and responds well to the rural landscape within which it is located. It is well-related to existing farm buildings, which is consistent with other farms in the area and although it is in a slightly elevated position as it is small in scale it will not appear overly prominent in views from the road. The site benefits from a high degree of enclosure so views from most public viewpoints are screened by intervening vegetation and other farm buildings. As such the proposal complies with Policy CP20 of the Winchester District Local Plan and Policies DM15, DM16 and DM 23 of the Winchester District Local Plan Part 2.

Impact on neighbouring amenity:

There are no immediate neighbours that will be affected by the proposal and as such no conflict with Policy DM17 of the Winchester District Local Plan Part 2.

Impact on Ecology

Whilst the site lies within the Impact Risk Zone for Crabwood SSSI and Local Nature Reserve it will not affect the special interests of the wood. The site is currently compacted gravel with a mobile home/ static caravan and has no ecological value. The boundaries have hedges which will be retained. The mobile home has no bat roost potential. Whilst the arboricultural reports recommend the removal of an oak and a beech tree, neither have features that could be used by roosting bats. A badger sett is present on the north-east boundary of the farm but is outside the proposed development footprint. Although there are ponds within 500m of the site (1 pond at 470m NW and 2 ponds c100m SE within deciduous woodland), none were surveyed. However, as the site is compacted gravel, it is unsuitable foraging habitat although it should be noted amphibians may cross the site. The proposal therefore complies with Policy CP16 of the Winchester District Local Plan Part 1.

Recommendation

Application Refused for the following reason

1. The proposal would result in a house in the countryside for which the functional need for a full time worker has not been adequately demonstrated and as such the development does not meet criteria (i) or (ii) of Policy DM11 of the Winchester District Local Plan Part 2.

Case No: 18/01133/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Informatives

1. WCC take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

In this instance the application was kept informed and additional information requested in response to consultee comments.

2. The Local Planning Authority has taken account of the following development plan policies in determining this application:-

Winchester Local Plan Part 1

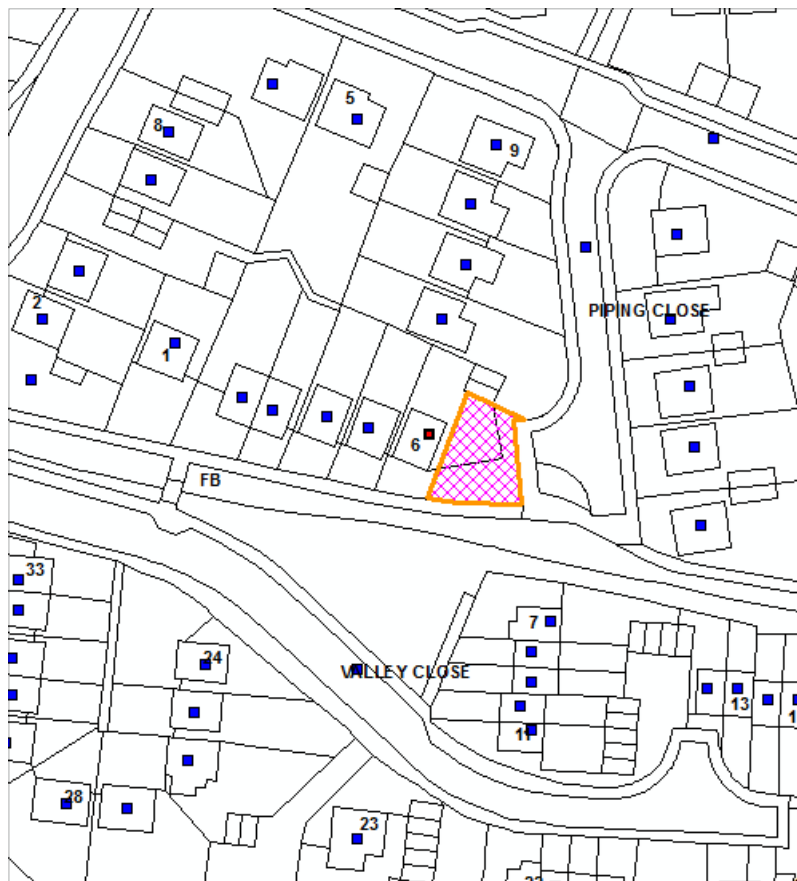
DS1, MTRA4, CP10, CP11, CP15, CP16, CP17, CP20

Winchester Local Plan Part 2

DM11,15, 16, 17, 18, 19, 20, 23, 24, 26

WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 18/01809/FUL
Proposal Description: (AMENDED PLANS) Development of a single dwelling on the land adjacent to number 6 Valley Close
Address: 6 Valley Close Colden Common SO21 1UN
Parish, or Ward if within Winchester City: Colden Common
Applicants Name: Mr Adam Reid
Case Officer: Curtis Badley
Date Valid: 1 August 2018
Recommendation: Application Permitted



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WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

General Comments

The application is reported to Committee due to the number of comments received contrary to the officer recommendation.

This officer assessment is made in the consideration of amended plans received on 26th September 2018 and amended proposed floor plans received on 17th September 2018. The principle changes from the original planning submission include:

- Reduction in overall size and scale of building
- Removal of double garage and floor space above
- Re-orientation of gable end
- Removal of front porch
- Removal of rooms in the roof space

Site Description

The site is an area of approximately 200 square metres located adjacent to the East of 6 Valley Close, a detached property fronting Valley Close with a secondary elevation facing Piping Close. The existing brick built dwelling with a clay tiled roof has three bedrooms and features a gable end facing to the front and rear of the property. The dwelling features a rear and side garden enclosed by a brick wall and close boarded fencing and is enclosed from the public realm to the south and east by established hedgerow.

The surrounding development is residential in character and generally comprises of two storey houses of varying design set within an open plan approach.

Parking provision for the existing dwelling house comprises of an off-road detached garage and parking space to the rear of the site accessed from Piping Close and will remain unaffected by the current proposal. Pedestrian access is taken from a pedestrian footpath which runs adjacent along the front of the site. The property is set back from the roadway of Valley Close by this pedestrian footpath, a stream and an area of open space.

Whilst the site remains relatively flat, land levels of the surrounding area rise from the rear of the site from South to North.

Proposal

The proposal is to construct a three bedroom dwelling within land adjacent to 6 Valley Close. The proposed detached dwelling house is traditional in its form with a gross floor area of approximately 120 square metres (measured externally). The two storey dwelling features a pitched roof with a gable and ridge height measuring 8.2 metres high and eaves of 5.25 metres in height.

The external elevations of the proposed property would be divided into an upper and lower section which would mainly consist of timber cladding and red brick respectively. All new external windows and doors will be grey uPVC and the proposed roof will consist of red clay tiles.

WINCHESTER CITY COUNCIL
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The scheme makes provision for off road parking with the creation of two off road parking spaces to the east side of the proposed dwelling house accessed from Piping Close. Pedestrian access is created to the front of the property accessed from the footpath which runs adjacent along the front boundary.

Relevant Planning History

No relevant planning history

Consultations

WCC Engineers: Highways: No Objection

The proposed new access is created from the turning head in Piping Close and will serve two car parking spaces which fully accords with adopted parking policies. The new access will securing the turning head in perpetuity and benefit manoeuvrability within the road.

The application is therefore acceptable from a highway point of view.

WCC Head of Environmental Protection: No objection

Comments received recommending that a condition be placed, which details the procedure to be undertaken, in the event of potential contamination.

WCC Head of Landscape: No objection

Encourages the retention of the boundary hedgerow in perpetuity.

WCC Head of Landscape (Trees): No objection

There are no significant trees on this site.

WCC Head of Landscape (Ecology): No objection

Subject to agreeing the recommendations in the ecology report.

Southern Water:

The proposed development layout would be acceptable to Southern Water only subject to completion of public foul and surface water sewers diversion to the satisfaction of Southern Water.

Any diversion proposals shall be agreed and approved by Southern Water with details provided within attached informative.

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Colden Common Parish Council (original response):

The Parish Council objects to the application on the grounds of over development of the site and exacerbating an existing parking problem

Colden Common Parish Council (revised response):

No further comment

17 letters received from 12 households objecting to the application for the following reasons:

- Overdevelopment of plot
- Out of keeping with character of surrounding properties and area
- Non-compliance with new housing policies
- Loss of Parking Provision
- Overlooking Impact
- Outside of building line

Reasons aside not material to planning and therefore not addressed in this report:

- Problems arising from the construction period of any works e.g. construction access
- Private issues between neighbours e.g. land/boundary disputes

Relevant Planning Policy:

Winchester District Local Plan Part 1- Joint Core Strategy (2013)

MTRA 2 – Market Towns and Larger Villages
DS1 – Development Strategy and Principles
CP2 – Housing Provision and Mix
CP11 – Sustainable Low and Zero Carbon Built Development
CP13 – High Quality Design
CP16 - Biodiversity

Winchester District Local Plan Part 2 - Development Management and Site Allocations
Development Plan Document (2017)

DM1: Location of New Development;
DM2 – Dwelling Sizes
DM15 – Local Distinctiveness
DM16- Site Design Criteria
DM17- Site Development Principles
DM18- Access and Parking

Supplementary Planning Documents

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Winchester District High Quality Places (2015);
Colden Common Village Design Statement (2012)

National Planning Policy Guidance/Statements:

National Planning Policy Framework (Revised 2018)

Planning Considerations

Principle of development

The proposal site is located within the settlement boundary of Colden Common and therefore there is a presumption in favour of additional housing development, subject to an assessment with other policies of the Local Plan.

Policy CP2 of the Local Plan Part 1 considers housing mix and requires that there should be a majority of 2 and 3 bedroom dwellings, unless local circumstances indicate an alternative approach should be taken. The proposed development features three bedrooms and is therefore compliant with this policy.

The Government has announced (March 2015) updates to its policy on housing standards and zero carbon homes. These affect the Council's implementation of Policy CP11 of the adopted Local Plan Part 1. While policy CP11 remains part of the Development Plan and the Council still aspires to achieve its standards for residential development (Code for Sustainable Homes Level 5 for energy and Level 4 for water), Government advice now sets a maximum standard of 110litres/day for water efficiency and the equivalent of Code Level 4 for energy. Therefore, for applications determined after 26 March 2015, Local Plan policy CP11 will be applied in compliance with the maximum standards set out in Government advice.

To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy, a condition has been attached requiring detailed information to be submitted and implemented.

Design/layout

Policy CP13 of LPP1 expects new development to meet the highest standards of design and this is supported by the Council's supplementary planning document High Quality Places and emphasised in the revised NPPF. New development should make a positive contribution to the local environment and create an individual place with a distinctive character while respecting its context and surrounding development. These requirements are re-enforced in the development management policies in LPP2.

In reference to layout, the proposal occupies the side garden area of the existing property. The proposals orientation has been altered so that the gable end is featured on the front (south) and rear (north) of the property. This enables the built form and rhythm of the surrounding area to be maintained with the proposal closely relating to the pattern and

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arrangement of adjacent built form. The massing of the dwelling has been reduced in order to maintain the spatial characteristics of the area and allow visibility along the streetscape of Piping Close.

The proposed dwelling features a appropriately sized enclosed garden to the rear of the site and access from its frontage to the rear gardens either side of the property. The amended design resulted in a reduction in built form which also benefits the overall amenity space afforded to the future occupants to the side of the proposal.

The proposed design features a characteristic gable and low sloping roof which defines the surrounding context. The proposed contrasting timber cladding which is a feature of the majority of the first floor of the dwelling adds quality design and interest to the building and surrounding area. The proposed timber cladding reflects and compliments the dark stained cladding on surrounding buildings and will be allowed to weather naturally, softening its impact.

The use of red brick as the dominant material for the ground floor allows the proposal to be in keeping with the character of the surrounding area the brick will match the dominant character of the surrounding housing development. The proposed material palette is considered to reflect the characteristic features of nearby houses and the introduction of high quality materials ensures that the character of the surrounding area is enhanced as a result of the proposals.

The design of the dwelling is considered to be appropriate for the site and immediate surroundings, in addition to high quality materials which are proposed to be secured by condition. The result is a high quality scheme which addresses both facing streets and acknowledges its open setting and is reflective of its surrounding context and pattern of built development. The design and layout of the scheme is therefore considered to be acceptable.

Impact on character of area

The existing property sits within a row of 5 dwellings constructed at a similar time which closely relate to the built form frontage onto Valley Close. As seen from the south of the site, the proposed dwelling will follow the similar form and height of these dwellings, providing continuity of the existing frontage and spatial pattern of development.

The first floor addition of wooden cladding is not considered to harm the character of the surrounding area as it would add a quality design and interest to the area. The chosen materials are considered to be of high quality appearance to suitably contrast the surrounding area whilst still retaining a suitable relationship and common features of nearby houses. A condition has been imposed requesting further details and samples of external materials in order to ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

To the north of the site, the building line of development along Piping Close is constructed at an angle to the roadway. Properties at the southern end of this road and in closer proximity to the proposed dwelling are located further from the road (Piping Close). The massing of the rear and side of the dwelling will be readily visible along the streetscape of Piping Close due to the set back of the building line at an angle from the road. As a result of its reduced form, setting behind existing garages and positioning at a lower elevation to

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the surrounding land levels a detrimental impact upon the character of the surrounding area is not expected.

The existing lawn and vegetation will be retained as much as possible and additional tree and hedgerow planting is provided in order to enhance the surrounding landscape features on site. As such it is considered that the proposal will not have an adverse visual impact on the character and appearance of the area as a whole.

Impact on neighbouring properties

6 Valley Close is the adjoining neighbouring property to the West of the proposal within the site boundary and under the ownership of the applicant. This neighbouring property is set slightly back from the proposal and is separated by a distance of approximately 1 metre from the proposed boundary with this neighbouring dwelling house.

The proposed dwelling is located East of the neighbouring property, 6 Valley Close. The placement and form of the proposal is comparable to the relationship which currently exists between a number of properties within this row of houses in Valley Close. The proposed dwelling would result in some overshadowing to the garden area of number 6 during the mornings but the extent and duration of this is not considered to cause significant harm to their residential amenities. Furthermore, as a result of this maintained pattern of built form, the development is not considered to result in any harmful overbearing impacts given the separation distances that would remain between the new dwelling and neighbouring properties.

6 Valley Close features a large clear glazed window which would be significantly impacted by means of overshadowing and overbearing as a result of the proposed development. The first floor windows within the east elevation of 6 Valley Close are proposed to be removed and bricked up with materials matching the existing dwelling house in order to ensure that this detrimental impact is not created and this is secured by condition.

A single obscure glazed window is proposed within the side elevation of the proposed dwelling house facing this property and as a result no adverse overlooking impact will occur subject to securing its retention via condition.

The level and usability of amenity space retained as part of the proposals is acceptable in consideration of the size of the property with a moderate front and rear garden kept for the use of the existing property and is in keeping with the spatial pattern of surrounding area.

Number 9 Piping Close is the adjoining neighbouring property to the North West of the proposal. This property (no. 9) is positioned perpendicular to the proposal resulting in the two properties sharing a rear to side relationship. Number 9 Piping Close is located at a higher elevation in comparison to this neighbouring proposal and is set back from the rear elevation of this property. The neighbour is located in excess of 12 metres from the proposal and is screened from the proposal by existing trees which are to be retained and

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two attached single storey garage units which are located perpendicular to the rear elevation. As a result of the distance maintained between these two properties, changes in land levels and the presence of adjacent screening, the proposal is unlikely to create an overall impact by virtue of overlooking that is sufficient to cause a significant adverse impact upon the residential amenity of this neighbouring property to create significant planning harm.

Landscape/Trees

The application site is situated a sufficient distance away from the existing boundary hedgerow to the South and East of the site and this ensures that the existing trees and vegetation on site would be retained. A small section (approximately 1.8metres) of the existing hedgerow is to be removed to allow pedestrian access to the property. It is considered that due to its limited extent the loss of this existing boundary treatment would not be significantly harmful to the wider landscape character as a whole.

Highways/Parking

The proposed new access is created from the turning head in Piping Close and will serve two on-site car parking spaces which fully accords with adopted parking policies. The two parking spaces and associated dropped kerb have been conditioned to be implemented before the proposed development is first brought into use and shall thereafter be retained at all times.

The new access will secure the turning head in perpetuity and benefit manoeuvrability within the road and the development will include sufficient parking provision for the new dwelling. The application is therefore acceptable from a highway point of view.

Recommendation

Application Permitted subject to the following condition(s):

Conditions:

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.

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3 The development hereby approved shall be constructed in accordance with the following plans:

Proposed Location Plan (Drawing Number: 7401/LO1 Revision A) Received: 26.09.2018
Proposed Site Plans (Drawing Number: 7401/DO1 Revision B) Received: 26.09.2018
Proposed Floor Plans (Drawing Number: 7401/DO2 Revision A) Received: 17.09.2018
Proposed Elevations (Drawing Number: 7401/DO3 Revision B) Received: 26.09.2018

Reason: In the interests of proper planning and for the avoidance of doubt.

4 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 development commences.

Reason: To ensure satisfactory provision of foul and surface water drainage. Surface water drainage is required as soon as drained impermeable areas are constructed, e.g. roofs, hardstandings

5 Prior to the commencement of the development hereby permitted detailed information (in the form of SAP design stage data and a BRE water calculator) demonstrating that the dwelling shall meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

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.

6 Prior to the occupation of the dwelling hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that the dwelling meets the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be occupied in accordance with these findings.

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.

7 Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before a site assessment has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.

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NB - potentially contaminated ground conditions include infilled ground, visual evidence of contamination or materials with an unusual odour or appearance.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

8 The first floor windows within the east elevation of existing property 6 Valley Close shall be removed and bricked up with materials matching the existing dwelling house prior to the occupation of the proposed development.

Reason: To protect the amenity and privacy of the future occupants of the proposed residential property.

9 The recommendations and mitigation measures within the ecology report by Peach Ecology (Ref 0206 Issue 02) received 27.07.2018 must be adhered to.

Reason: To ensure the recommendations and mitigation methods assessed by the report are completed.

10 Details of the boundary hedge and tree planting shall be submitted and approved in writing by the Local Planning Authority prior to occupation. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To protect the amenities of the locality and to maintain a good quality environment.

11 The two parking spaces and associated dropped kerb shall be implemented before the proposed development is first brought into use. The parking spaces hereby approved shall thereafter be retained in this condition at all times.

Reason: To ensure the provision and retention of the garages/parking spaces in the interests of local amenity and highway safety.

12 The first floor window in the West elevation of the proposed dwellinghouse 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.

Informatives:

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF) (July 2018), Winchester City Council (WCC) take a positive and proactive approach to

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development proposals, working with applicants and agents to achieve the best solution.
To this end WCC :

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

In this instance a site meeting was carried out with independently.

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

The Local Plan Part 1 (2013): DS1, CP13, MTRA2

The Local Plan Part 2 (2017): DM1, DM15, DM16, DM17, DM18

This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out above, 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.

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.

Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

For further advice, please refer to the Construction Code of Practice

<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

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.

Please be advised that Building Regulations may be required for this development. Please contact WCC Building Control Department for more information (T: 01962 848176, E: buildingcontrol@winchester.gov.uk)

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging

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Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>

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.