



Meeting	Planning Committee
Date and Time	Thursday, 12th September, 2019 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.

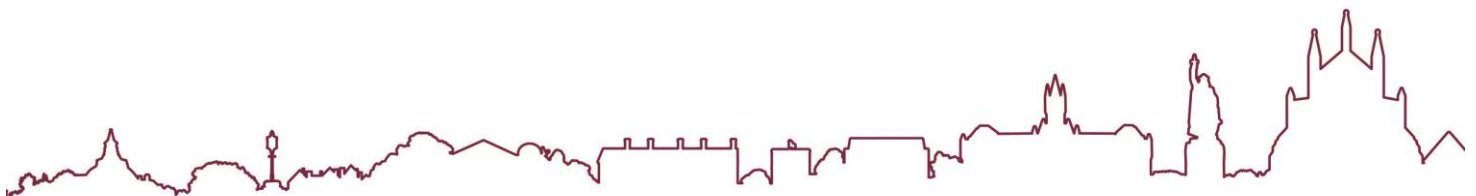
If you require advice, please contact the appropriate Democratic Services Officer, prior to the meeting.

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.

4. **Minutes** (Pages 9 - 12)

Minutes of the previous meeting held on 15 August 2019



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 Tuesday 10 September 2019**, on (01962) 848 339 to register to speak and for further details.

BUSINESS ITEMS

		Report Number	Ward
5.	Where appropriate, to accept the Update Sheet as an addendum to the Report.		
6.	Planning Applications - WCC Item 8 (PDC1144 and Update sheet refers)		
	PLEASE NOTE:		
	Item 7 below (Walcote Place, High Street, Winchester) , - deferred from the meeting of the Planning Committee held on 15 August 2019. Further details of the item as set out in the Minutes of that meeting which are attached to this agenda.		
	Membership for the consideration of this item is drawn only from those Planning Committee members (including deputies) who attended the meeting of the Committee held on 15 August 2019 – Councillors as follows:		
	Chair: Rutter, Vice-Chair: Clear, Cunningham, McLean, Ruffell, Read, Bronk and Gottlieb (Standing Deputy Member)		
7.	Walcote Place, High Street, Winchester (Case no. 19/01205/HOU) Deferred Application following Site Visit on 10 September 2019 (Pages 13 - 20)		St Bartholomew
8.	Land East Of Station Road, Winchester, Hampshire. (Case number: 19/00601/OUT) (Pages 21 - 56)		St Paul

9. Planning Applications - WCC Items 10 - 13
(PDC 1144 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 before 2.00pm).

- | | | |
|-----|---|---------------------------|
| 10. | Minstrels, Uplands Road, Winchester SO22 6ER
(Case number: 19/01159/FUL)
(Pages 57 - 64) | St Barnabas |
| 11. | Home Lane Cottage, Home Lane, Sparsholt SO21 2NN
(Case number: 19/00585/HOU)
(Pages 65 - 78) | Wonston & Micheldever |
| 12. | Shady Oaks Farm, Durley Brook Road, Durley SO32 2AR
(Case number: 19/01415/FUL)
(Pages 79 - 86) | Bishops Waltham |
| 13. | The Bungalow, Botley Road, Bishops Waltham SO32 1DR
(Case number: 19/00464/FUL)
(Pages 87 - 92) | Bishops Waltham |
| 14. | Confirmation of TPO2259 - Land at Trostant, Sun Lane, Alresford PDC1145
(Pages 93 - 100) | Alresford & Itchen Valley |

Lisa Kirkman
Corporate Head of Resources and Monitoring Officer

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.



4 September 2019

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 (except for Item 7 (Walcote Place))

Chair:

Evans (Liberal Democrats)

Vice-Chair:

Rutter (Liberal Democrats)

Conservatives

Cunningham
McLean
Read
Ruffell

Liberal Democrats

Bronk
Clear
Laming

Deputy Members

Brook, Pearson and Scott

Bentote and Gottlieb

Quorum = 4 members



Working in Partnership



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 Chair 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 landscape, design and historic environment may also be available at Committee to provide advice on such matters and a legal representative will attend all Planning Committee meetings.

Public participation:

There will be a period of public participation, as follows:

- Objectors (3 minutes),
- Parish Council representatives (3 minutes),
- Ward Members (local District Councillors)/Cabinet Members (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.

Members' Questions

After the officers' presentation and public participation there will be an opportunity for the Councillors on the Committee to ask questions of the officers.

The Councillors' Debate

The Councillors will then 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 site visit or for further information). If a site visit is required then the item will usually be deferred to the next meeting of the Committee to allow it to be reconsidered after the site visit has been held.

If the Committee votes against the officer's recommendation, the reasons for this will be discussed and explained. Usually the precise wording for the reasons for refusal will be delegated to the Development Manager in consultation with the Chair. 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 Chair may exercise a casting vote and that vote may be cast in any way they wish.

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.

FILMING AND BROADCAST NOTIFICATION

This meeting may be recorded and broadcast live on the Council's website. The meeting may also be recorded and broadcast by the press and members of the public – please see the Access to Information Procedure Rules within the Council's Constitution for further information, which is available to view on the [Council's website](#).

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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Public Document Pack Agenda Item 4

PLANNING COMMITTEE

15 August 2019

Attendance:

Councillors

Rutter (Vice Chair in the Chair)

Bronk

McLean

Clear

Read

Cunningham

Ruffell

Deputy Members:

Councillor Gottlieb

Others in attendance who addressed the meeting:

Councillor Hiscock

Apologies for Absence:

Councillors Evans and Laming

1. DISCLOSURES OF INTERESTS

Councillor Bronk declared a personal (but not prejudicial) interest in respect of Item 9 (Fishers Cottage, 86 Main Street, Colden Common) as he was a ward Councillor for Colden Common and Twyford and had had communications with the resident of Fishers Cottage who contacted him about his planning application. He had referred him to policy DM18 and explained that his role on the Planning Committee prevented any further involvement. He recommended that the applicant contact the other Ward Councillor if further assistance was required.

2. MINUTES

RESOLVED:

That the minutes of the meeting held on 18 July 2019 be approved and adopted.

3. WHERE APPROPRIATE, TO ACCEPT THE UPDATE SHEET AS AN ADDENDUM TO THE REPORT.

The Committee agreed to receive the Update Sheet as an addendum to Report PDC1142.

4. **PLANNING APPLICATIONS - WCC ITEMS 7- 9 (PDC1142 AND UPDATE SHEET REFERS)**

A copy of each planning application decision is available to view on the Council's website under the respective planning application.

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

5. **PROSPECT HOUSE, 15 MAGDALEN HILL, WINCHESTER (CASE NO. 19/00815/FUL)**

Item 7. Proposed development of 3x3 bed dwellings a 1x2 bed dwelling following the removal of Prospect House.
Prospect House, 15 Magdalen Hill, Winchester
Case number: 19/00815/FUL

During public participation, Geraldine Buchanan spoke in objection to the application and Chris Ward (Agent) spoke in support and all answered Members' questions thereon.

At the conclusion of debate, the Committee agreed to refuse permission for the reasons and informatives set out in the Report.

6. **WALCOTE PLACE, HIGH STREET, WINCHESTER (CASE NO. 19/01205/HOU)**

Item 8: Single storey side extension to existing residential property.
Walcote Place, High Street, Winchester.
Case number: 19/01205/HOU.

During public participation Geraldine Rothman and Rebecca Rothman spoke in objection to the application and answered Members' questions thereon.

During public participation, Councillor Hiscock spoke on this item as Ward Member.

In summary, Councillor Hiscock stated that:

- The Planning Policies to take into account were under DM17 relating to light and also the overbearing nature of the proposed development resulting in an unacceptable impact on the adjacent property.
- The lighting would be visually intrusive as the present lean-to was not a lit room and the proposed extension would be a room (including a glass wall) that would be internally lit all year round. There had been no assessment of the impact of light and this should be undertaken.
- External lighting would also be in a sensitive position next to a domestic property and would affect rooms in that property in terms of light glare.
- The proposal would affect the visual amenity of the neighbour due to its very close proximity.

- A site visit was recommended to assess the potential impact on the neighbouring domestic property.

At the conclusion of debate, the Committee agreed to defer determination to the Committee's next meeting in order to allow for a site visit to view the proposed application in the context of its setting and the relationship with the neighbouring properties and to assess the potential impact of light spillage.

7. **FISHERS COTTAGE, 86 MAIN ROAD, COLDEN COMMON (CASE NO. 19/01087/HOU)**

Item 9: Formation of habitable room in roofspace with side dormer and front gable build up.

Fishers Cottage, 86 Main Road, Colden Common
Case number: 19/01087/HOU

During public participation, Mr Andrew McNeil spoke in support of the application and answered Members' questions thereon.

At the conclusion of debate, the Committee agreed to refuse permission for the reason and informatives set out in the Report.

RESOLVED:

That the decisions taken on the Planning Applications in relation to those applications outside the area of the South Downs National Park be agreed as set out in the decision relating to each item, subject to the following:

- (i) That in respect of item 8 (Walcote Place, High Street, Winchester) the application be deferred for determination to the Committee's next meeting on 12 September 2019 in order to allow for a site visit at 9:30am on Tuesday 10 September 2019 to view the proposed application in the context of its setting and the relationship with the neighbouring properties and to assess the potential impact of light spillage.

8. **PLANNING APPEALS**
(PDC1143)

The Committee gave consideration to the report which provided a summary of the development management and enforcement appeals received for the period 1 April 2019 to 30 June 2019.

RESOLVED:

That the report be noted.

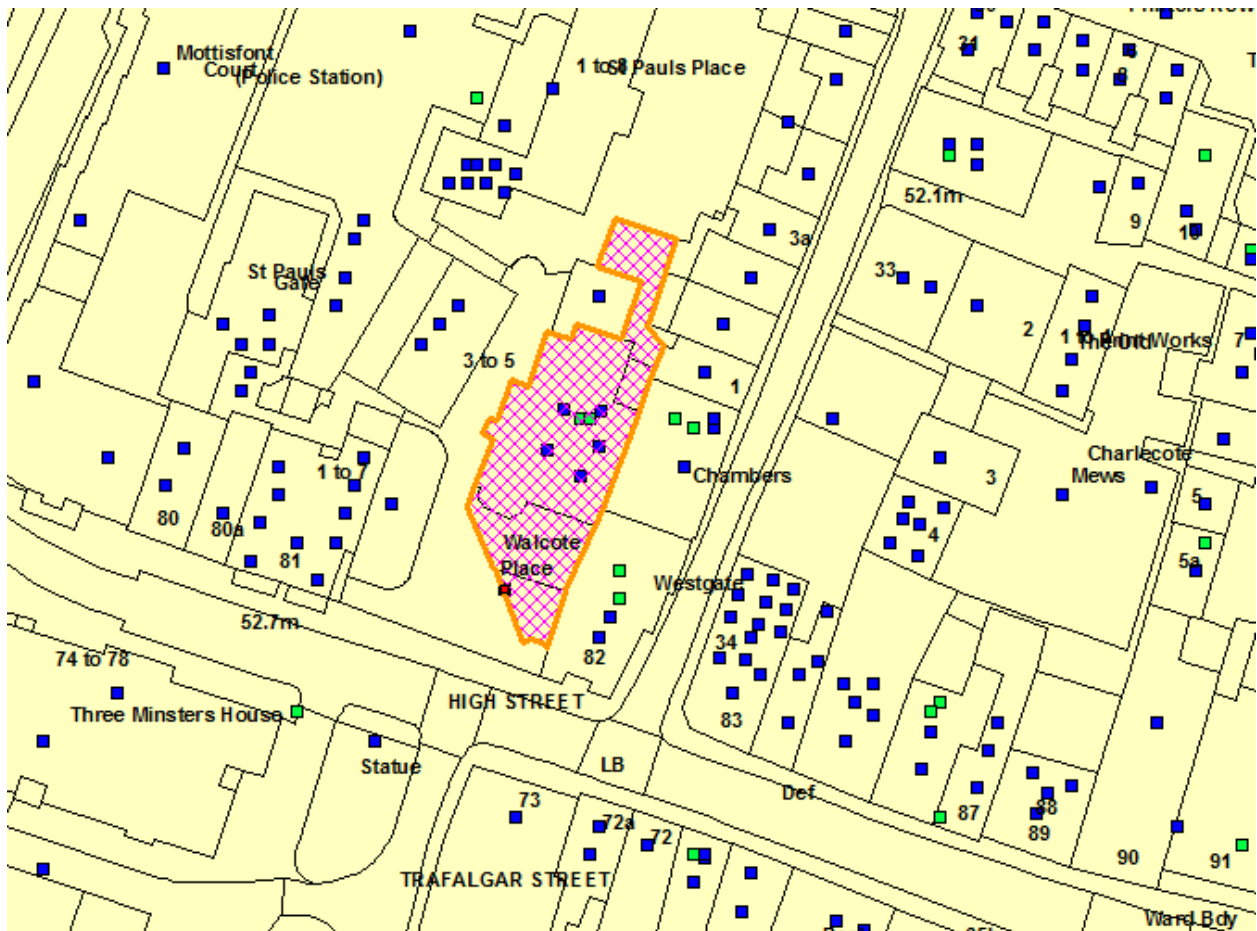
The meeting commenced at 9.30 am and concluded at 11.35 am

Chair

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WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 19/01205/HOU
Proposal Description: Single storey side extension to existing residential property.
Address: Walcote Place High Street Winchester SO23 9AP
Parish, or Ward if within Winchester City: St Bartholomew
Applicants Name: Mr Josh Mathias
Case Officer: Curtis Badley
Date Valid: 4 June 2019
Recommendation: Application Permitted



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General Comments

Application is reported to Committee due to the number of comments contrary to the Officer's recommendation.

An application for listed building consent with reference: 19/01206/LIS is currently also under consideration in conjunction with this householder application.

Site Description

Walcote Place is a Grade II Listed building located within the Central Winchester Conservation Area, set back from the High Street. The building was originally a dwelling built in the mid 18th Century that was converted into office use and has since been converted back into residential with 3 apartments.

The proposed development is sited within the rear courtyard which serves number 1 Walcote Chambers. The front of the house is accessed from Walcote Place, a pedestrian passageway which links Cross Street with High Street and rear access is made from a staircase which passes to the North of the adjoining retail unit, 6 Walcote Place into the side courtyard.

The property has two en-suite bedrooms which are located on the first floor and within the ground floor exists a lounge, kitchen and WC. Whilst the site lies relatively level, the property and adjoining side courtyard, which forms the sole private amenity space for this property, is set at a lower elevation in comparison to Cross Street with levels in the surrounding area rising to the North West.

Proposal

The proposal seeks to replace the existing lean to timber structure which exists within the side courtyard with a brick built single storey side extension, continuing to serve the private residential property, Walcote Place.

The proposal is of a similar scale and positioning in comparison to the existing timber lean to structure and is separated from the existing neighbouring apartment to the South by a narrow passageway accessed by a rear door (retained as a maintenance gap).

The proposed extension would be brick built with a mono pitch lead roof and roof lights placed alongside the existing side elevation. The extension includes Crital style windows and doors within the North elevation facing the courtyard.

Relevant Planning History

13/02730/FUL (PER – 23.06.2014) Conversion of existing building into 1no. house and 3no. apartments with 4no. parking spaces (AFFECTS THE SETTING OF A LISTED BUILDING) (RESUBMISSION)

13/02794/LIS (PER – 23.06.2014) Conversion of existing building into 1no. house and 3no. apartments with 4no. parking spaces

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Consultations

WCC Historic Environment: No objection

Pre-application advice was given and has been taken on board as part of the current proposals through the reduction of the eaves height and by providing a simpler detail to the northern elevation. The proposed extension is modest in scale, subservient to the existing building and would not result in the loss of historic fabric. The proposals are concluded not to harm the character or appearance of the conservation area and no objection is raised subject to a detailed material condition (attached).

Representations:

City of Winchester Trust:
No Comment

7 letters received objecting to the application for the following material planning reasons:

- Not in keeping with grade II listed building and surrounding conservation area
- Overbearing, overshadowing and overlooking upon neighbouring properties within Staple Gardens
- Reduce amount of light and outlook of neighbouring properties
- Overdevelopment of existing small open area
- Produce additional light spill at night
- Non compliance with guidance set out in the High Quality Places Supplementary Planning Document and the National Planning Policy Framework

Relevant Planning Policy:

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

DS1 – Design Strategy and Principles
CP13 – High Quality Design
CP20 – Heritage and Landscape Character

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

DM15 – Local Distinctiveness
DM16 – Site Design Criteria
DM17 – Site Development Principles
DM27 – Development in Conservation Areas
DM28 – Demolition in Conservation Areas
DM29 – Heritage Assets

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

High Quality Spaces (2015)

WINCHESTER CITY COUNCIL
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Planning Considerations

Principle of development:

The development falls in land designated in the settlement boundary of Winchester, where the principle of residential development is generally acceptable, where it can be carried out in accordance with national and local planning policy and without harm to the character and appearance with the surrounding area or the amenities of neighbouring properties.

Design/layout:

The proposal seeks to construct a simple, modern lean to extension which is designed to largely match the existing position, scale and roof pitch of the existing lightweight timber structure with a glazed lean to roof. The proposal is separated from the existing neighbouring apartment to the South by a narrow maintenance gap and is built adjacent to the property boundary with Westgate Chambers and 1 Staple Gardens to the East.

The extension is subservient to the existing dwelling house and enables a sufficient extent of external amenity space to be retained to the North, leaving the external access unaffected. The extension by virtue of its simple form and use of high quality materials is considered to be in keeping with the existing property and surrounding historic context.

The proposal is therefore considered to comply with policies CP13 (LPP1) and DM16 (LPP2) which seek, among other objectives, to ensure that development responds positively to the local environment in terms of its design, scale and layout and use high quality materials which are attractive, durable and appropriate in their context.

Impact on character of area:

The built form of the existing and adjacent buildings and the relative increase in surrounding site levels is considered to effectively obscure the proposal from being widely visible from the surrounding conservation area. The proposal would not be visible until within the vicinity of the immediate site and as a result, the proposed development is considered to respect the qualities and character of the conservation area, in compliance with policies DM15 and DM27 of the WD Local Plan Part 2.

Impact on neighbouring amenity:

As a result of the conversion back into residential units, a large rear window of an apartment within this building (indicated to be Plot 2) is in close proximity to the proposed extension. This window is currently used as an en-suite bathroom and has been internally screened to remove any overlooking impact from the existing patio area of Walcote Place. As a result of the proposed alteration and ancillary use of this room, the provision of a maintenance gap (0.9m) is considered to be sufficient to allow some light to pass through if necessary and for the window to be retained.

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The proposal is sited adjacent to the West of neighbouring residential property, 1 Staple Gardens, a three storey town house which has a small rear terrace at ground floor and a small balcony at first floor which form the exclusive outdoor residential amenity space for this property. The proposed extension projects adjacent to the rear wall of this property at ground floor level which does not feature any windows. Whilst the proposed extension will alter the outlook from the adjoining ground floor terrace, it is considered due to the existing relationship and the proposed design this will not amount to a demonstrable loss of amenity to justify refusing the application.

The existing lean to roof form and timber structure is located adjacent to the balcony positioned at the first floor of this neighbouring property. The lead roof form is proposed to replace this clear glazed roof within a near identical position to the existing roof form. Whilst the proposed lead roofing material is darker in colour and texture to the existing roof form, the outlook from this property and external amenity space is not considered to be adversely darkened as a result of the relative position of this roof form below the natural outlook from this window and raised terrace. Furthermore, the positioning of rooflights away from this property is considered to allow both natural light to reach the existing dwelling house, Walcote Place, and reduces the current overlooking impact experienced from this neighbouring property, 1 Staple Gardens.

The proposal is located adjacent to the single storey extension to the rear of Walcote Chambers which is occupied by offices. This neighbouring flat roof form features a number of convex roof lanterns and are positioned at a lower level in comparison to the proposal. The resultant relationship with this property is considered to not be significantly adversely effected by the proposed extension as a result of the modest roof form proposed and existing setting within built form. Furthermore, it is considered that due to the scale of the proposal and distance maintained from number 2 and 3 Staple Gardens that no additional impact upon the residential amenity of these neighbours should arise.

It has been confirmed by the agent that the proposal will be positioned in its entirety within the application site as outlined in red and a additional informative is attached to any planning permission granted to remind the applicant that other permissions/agreements may be required to carry out the works e.g. party wall agreement.

Highways/Parking

The considered application is for a ground floor extension where the house maintains two bedrooms. As such, the proposal is not considered to result in a material change in the amount of parking associated with the dwelling. Therefore, there is no justifiable need for conditions or refusal based on highways grounds related to the continued use of the dwelling.

Recommendation

Application Approved subject to the following condition(s):

Conditions:

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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 materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in Materials Schedule provided by CFW Architects on 31st May 2019.

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

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

Site and Location Plan (Drawing Number: AP005 Revision A) Received: 04.06.2019

Block Plan (Drawing Number: AP080 Revision E) Received: 31.05.2019

Proposed Plans and Elevations (Drawing Number: AP080 Revision E) Received: 31.05.2019

Proposed Details (Drawing Number: AD505) Received: 31.05.2019

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

Informatives:

01. 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 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 following an on site pre-application advice meeting and written advice.

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

The Local Plan Part 1 (2013) DS1, CP13, CP20

The Local Plan Part 2 (2017): DM15, DM16, DM17, DM27, DM28, DM29

National Planning Policy Framework

High Quality Spaces (2015) Supplementary Planning Guidance

03. 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.

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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. 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>

06. 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)

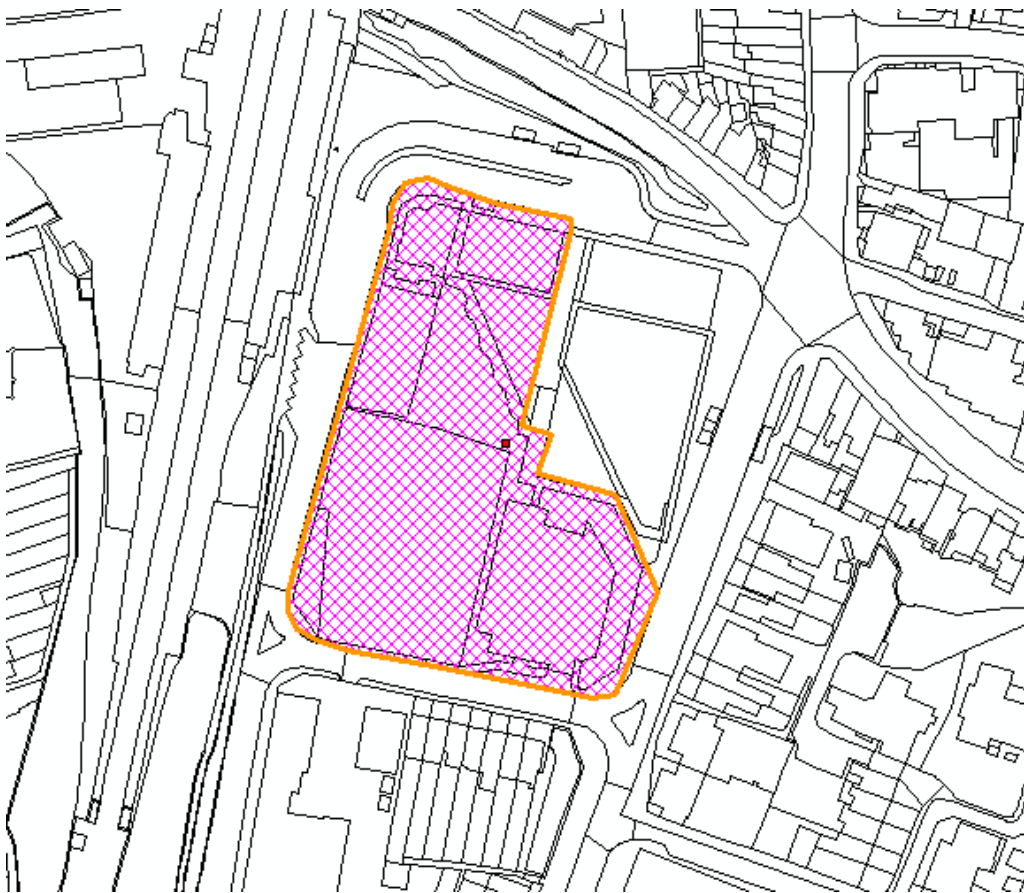
07. The applicant should note that this permission does not give any property rights to building on or encroach over or under the adjoining property. The applicant may be required to serve notice under the Party Wall etc Act 1996.

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WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 19/00601/OUT
Proposal Description: (AMENDED DESCRIPTION AND REVISED PLANS) (OUTLINE APPLICATION WITH ACCESS) Mixed Use development involving the erection of buildings up to 5 storeys from street level, a lower ground floor level and basement to provide up to 17,972 sqm of office (use classes B1), up to 1,896 sqm of mixed uses including potential retail, restaurant/cafe, bar and leisure uses (use class A1, A3, A4 and D2) and retention and refurbishment of the old registry office, associated car parking in basement (up to 95 spaces) and minimum of 156 cycle parking spaces and associated works.

Address: Land East Of Station Road, Winchester, Hampshire.
Parish, or Ward if within Winchester City: St Paul
Applicants Name: Winchester City Council (C/o Mr Ian Charie)
Case Officer: Robert Green
Date Valid: 5 April 2019
Recommendation: Application Approved



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General Comments

The application is reported to Committee as Winchester City Council (WCC) is the applicant and more than one objection has been received.

Amended documents were received by the Planning Authority on the 12th August. As discussed further in the report, the revisions increased the amount of active frontages, reduced the height of one building by a total of 2 metres (m) and reduced the maximum amount of parking spaces from 135 to 95.

The application site is surrounded by an area which is planned to be improved as part of wider public realm works outside of Winchester Railway Station. Whilst these works are shown visually in a number of plans, they are not part of the application site and cannot be controlled by this application.

Whilst the site is commonly known as 'Station Approach', development plan policies refer to this allocated site as the 'Carfax' site.

Site Description

The application site is 0.67 hectares in size and contains significant level changes which vary across the site and increase by 13m between the north-eastern and south-western corners.

The north-west corner of the site contains an unoccupied building which previously served as the Registry Office for Hampshire County Council, with an unsurfaced and unmaintained area lying to the west.

To the south of this area lie 3 separated car parking facilities. One previously provided parking for the Old Registry Office, the other serves as a public car park operated by WCC and the third provides parking facilities for staff at the nearby Hampshire County Council offices.

Between these areas, the site contains grass and treed areas, with an informal walk-way cutting across the site.

To the north of the application site lies Station Hill, which contains a number of bus stops and taxi parking facilities. Beyond this are a number of retail, café and residential uses.

To the east sits the large Records Office of Hampshire County Council and the Sussex Street roadway which contains a number of residential properties on its opposite side, with a mixture of houses and flats.

To the south, Gladstone Street divides the site from a row of terraced cottages and a small area containing buildings of an industrial appearance. The western side of the site is bordered by Station Road, which contains the entrance to the Railway Station on its opposite side.

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The application site does not sit within the Winchester Conservation Area. It is however, bordered by its boundary on the eastern edge and in close proximity to the boundary on the northern part and south-western corner. The Conservation Area is visible from the application site and the site is visible from short and long distance views from within the Conservation Area.

The wider area is defined by a variety of uses and a mix of buildings including large civic buildings, transportation infrastructure, retail and leisure uses alongside residential houses and flats.

Proposal

The application seeks outline approval for the principle of a mixed use development on this site to include detailed access arrangements. The proposal seeks outline approval for:

- The erection of a building up to 5 storeys from street level (alongside a lower ground floor level and basement) to provide up to 17,972 sqm of office space (Use Class B1);
- Up to 1,896 sqm of mixed uses including retail, restaurant/café, bar and leisure uses (Use Classes A1, A3, A4 and D2);
- Retention and refurbishment of the Old Registry Office;
- Up to 95 parking spaces to be provided in the basement;
- A minimum of 156 cycle spaces;
- Provision of access into the parking facilities taken from Gladstone Street.

Future reserved matters applications will seek approval of the final design and appearance of the scheme, drainage, landscaping, finalised layout, scale and height.

This outline application includes several parameter plans to fix a number of elements at this stage including the siting of the proposed buildings, maximum dimensions the site can accommodate in relation to overall height, floor heights, floor areas and floor slabs.

The application is supported with an illustrative interpretation of a proposed building set within the parameters of the outline plans. The illustrative building is shown in several plans, street scenes and verified views that accompany the application.

The application is supported with a detailed Design and Access Statement (D&A) which provides an assessment of the scheme in relation to its context, highlights key design principles and illustrates the design rationale behind the scheme.

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Relevant Planning History

- 19/00037/SCREEN - SCREENING OPINION - Erection of buildings up to 5 storeys with 2 storey basement to provide up to 17,972 sqm of office (land use classes B1), 1,896 sqm of mixed uses including potential retail, restaurant/cafe, bar and leisure uses (land use class A1, A3, A4 and D2) and retention and refurbishment of the old registry office, associated car parking (up to 135 spaces), drainage infrastructure and landscaping.

Development does not require an Environmental Impact Assessment (EIA) and therefore an Environmental Statement was not required with the application submission. Opinion provided 29.01.2019.

Consultations

WCC Service Lead – Environment (Drainage):

- Site is within Flood Zone 1 and is at low risk of flooding.
- Surface water sewers are available in adjacent roads; however runoff rates cannot be increased.
- Foul sewers are available subject to confirmation of capacity in the network.
- A condition requesting final details is recommended.

WCC Service Lead – Environment (Landscape):

- The reduction in height is welcomed. Existing concerns regarding the scale of the buildings with their surroundings would be set aside if a mechanism for reducing the height is found at reserved matters stage.
- Concern raised over the amount of trees to be lost and the opportunities for replacement. Advice also provided for future reserved matters applications.

WCC Service Lead – Public Protection (Environmental Protection):

- Noise/Air/Amenity Pollution: No objections to the development in principle however conditions recommended to obtain further details once the uses and layout is finalised.
- Contamination: The reports submitted are not up to date and conditions are recommended to obtain updated schemes at time of construction.

WCC Service Lead – Built Environment (Historic Environment):

- The impact of access, maximum heights, floor areas and mass can be assessed under this application. Elevational treatments would be considered under a reserved matter application.
- A mixed use development is acceptable in principle.
- Questions the use of planning conditions and requests that conditions would require rigorous control.
- The views of the regional design review panel are supported.
- The reduction in height is welcomed, concerns remain that proposals still appear to breach the treed skyline from Blue Ball Hill.

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WCC Service Lead – Built Environment (Archaeology):

- Detailed archaeological and historic background is contained within the submitted reports.
- Archaeological remains within the site are not considered to be of national significance and there is no objection on archaeology grounds, subject to the inclusion of conditions

WCC Service Lead – Built Environment (Urban Design)

- Amendments made are a positive result of previous discussions between the applicant and Officers and are welcomed.
- There are still concerns that would need to be reassured at a reserved matters stage by strong control throughout the planning process and conditions proposed.
- Comments of both the review panel's are endorsed and more justification is required to support how the mass and scale are informed by a contextual analysis of the site.
- Future applications should reduce the height of the building and conditions should be imposed to ensure further investigation is undertaken.
- Recommendations made for reserved matters stage (widening the pedestrian path using the minimum deviation, explore how the spaces can promote social and economic interaction and improving the use of the first floor terraces).

WCC Service Lead – Built Environment (Strategic Planning):

- In principle the redevelopment of the site for employment generating uses is supported and is in accordance with the Development Plan.
- Due to the outline nature of the application, there is concern that matters could significantly change at reserved matters stage. There needs to be a form of mechanism to secure the remainder of the policy requirements and public realm expectations.
- Height and massing of the buildings and active frontages require further thought at reserved matters stage.

WCC Service Lead Economy and Tourism – Economic Development

- Application is in line with the Council's strategy for Winchester to be a premier business location, enable major regeneration schemes, drive business growth and create new employment opportunities.
- The addition of centrally located office space is crucial for the city's economy as there is a documented shortfall.
- The mixed use development would help develop a sense of place improving a key arrival point into the city.

Environment Agency:

- No response received

Natural England:

- Advise the Local Planning Authority to record a decision that a likely significant effect can be ruled out.
- Provides advice on water use, biodiversity improvement (via a Biodiversity Mitigation and Enhancement Plan).

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Historic England:

Providing comments regarding the original drawings

- The urban character of the listed sub areas is predominantly the same as the whole Conservation area, consisting of a tight grain of 19th and 20th century suburban residential development. Later 20th Century developments of larger four storey building have been erected on the boundaries.
- The building would be one of the tallest secular buildings in Winchester which would present a degree of change in the immediate townscape.
- LPA should consider whether this development on balance preserves or enhances the character.
- The retention of the Old Registry Office is welcomed.
- It is recommended that the height of the tallest element be reduced and sensible materials are used.

HCC Highways:

- The Highway Authority provides no objection to the application, subject to conditions to secure public use of the pedestrian routes, site access works, pedestrian crossing enhancements, a Travel Plan and a Construction Traffic Management Plan.

HCC Public Health:

- The County Council support the overarching principles for the public realm.
- Request that the Public Health team is consulted on future applications to ensure that there will be adequate lighting, sufficient cycle access and storage, consideration on links to air quality and consideration of the siting of stairwells in the public realm.

HCC Flood Water Management Team:

- General principles for surface water drainage are acceptable.
- It is recommended that further information on the proposals be submitted as part of a more detailed design phase and a condition to obtain these details is recommended.

HCC Property Services:

- Subsequent details of any boundary treatment should consider and manage the Hampshire Record Office to discourage unauthorised access to the gardens and first floor terrace.

Southern Water:

- A desk study has indicated that additional foul output from the site indicates an increased risk of flooding unless network reinforcement is provided by Southern Water and Southern Water would need to work with the development to discuss delivery.
- Therefore a condition is recommended which aligns development with Southern Water's delivery schedule.
- In response to additional information provided, Southern Water confirm the proposed strategy is acceptable and sets out additional requirements.

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South Downs National Park Authority (SDNPA)

Providing comments regarding the original drawings

- Submitted elevations show Carfax 02 with a total of 6 storeys and an additional plant screen. The height raises concerns of visual impact upon views from the National Park.
- The chosen assessed viewpoints are agreed. However, queries raised over assessment from other viewpoints on St Catherine's Hill.
- From St Catherine's, the proposal would not break the skyline and the stepped profile assists this. However, the SDNPA is concerned that viewpoints on the lower elevations may break the city skyline and compete with views around the cathedral.
- Request that consideration is given to reducing the height to ensure it would not break the skyline.

Winchester with Eastleigh Design Review Panel:

Providing comments regarding the original drawings

- Panel requests that a regional or national panel review the scheme.
- Strategic stepping of built form and set back of upper levels in order to reduce the bulk and mass is welcomed.
- Using two separated buildings, rather than one larger one, is an acceptable approach for the site. Although it is not clear why this was chosen.
- The scheme individually does not address its public realm.
- Every effort should be taken to ensure public walk-throughs are inviting and attractive areas.
- Concern expressed regarding overall height of scheme, every opportunity should be taken to reduce intrusion.
- Plant screen is a bulky and unnecessary addition. It is recommended the screen is removed or, if necessary, reduced in height.

Design South East : Design Review Panel

Providing comments regarding the revised scheme

- Support the strategic direction of the proposal.
- The scheme will improve the experience of arriving in Winchester by rail.
- The scheme is in its early stages and the design and further refinement is required
- The reduction in the height of the scheme is supported. It is however difficult to evaluate the impact of the bulk and mass while detailing and materials are unresolved.
- A key challenge for the Local Planning Authority is how to ensure the ambition presented at this outline stage is carried through to future applications.

Representations:

City of Winchester Trust:

Problems have been identified with the following aspects of the scheme proposed:

- Given location, number of parking spaces is difficult to justify
- Our objection is not just to the height of the buildings (a single tall building with a smaller footprint might be acceptable) but to the footprint over which this height is

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to be permitted, especially on the frontage to Gladstone Street. The stepping down of the roofline toward Sussex Street is welcomed. As proposed the buildings would dwarf the station building as well as the old Registry building; even the Records Office would look relatively small in comparison.

- WIN 6 in particular requires that any development respects the scale of the existing and adjacent residential properties and provides a fitting entrance to the town centre by enhancing and extending the public realm. It should also be noted that this site borders on the Conservation area and is visible from a variety of locations. We therefore do not agree with, the Visual Impact Assessment, but to the contrary feel that the impact will be negative.
- Proposed pedestrian route would give the visitor a poor introduction to historic Winchester.
- The loss of the trees on the site, including the glade of silver birch trees beside the existing footpath between the old Registry building and the Records Office, would by no means be compensated for by the additional street planting proposed.
- As Winchester City Council has the double role of developer and planning regulator for this site, it is imperative in our view that past practice should be adhered to and that this major development should receive independent Design Review.
- The retention of the Old Registry Office is welcomed.

45 letters from 38 addresses received objecting to the application for the following material planning reasons:

- Buildings dominate the skyline and detract from the entry to the historic city.
- The scale of the buildings is excessive in the context of a low-lying historic city and will be overbearing for local residents as well as commuters, travellers and tourists arriving by train.
- Large 5 storey blocks will change the character of the area.
- No amount of changes to the aesthetics and elevation details at reserved matters stage can make this scale of development acceptable.
- Too many dead frontages.
- Proposed pedestrian route is through canyons of 3 – 5 storey high office blocks.
- Exacerbates air pollution from exhaust fumes trapped and funnelled by the buildings. Trees are needed to improve air quality – removing established ones is a retrograde step.
- The planned loss of trees will have a major adverse effect on the biodiversity value of the current site as a foraging area for bats and nesting area for birds. There is minimal effort on the part of the developers to provide a net gain for biodiversity.
- Missed opportunity to prioritise the convenience and safety of pedestrians and cyclists above those of the car driver.
- The scale of this development is proposed at nearly 18,000 sqm. This is significantly more office space than proposed in earlier briefs.

4 letters of support received raising the following material planning matters:

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- Hampshire Chamber of Commerce:
 - Investment is vital for the transformation and sustainability of the City.
 - The application directs investment at key infrastructure that will be a catalyst for regeneration and level private sector investment in cultural and commercial development.
 - There is clear demand for office space. This sends positive signs to the business community that Winchester can deliver major regeneration projects to strengthen the economy.
 - It should be noted that businesses looking for grade A office space still expect to be able to provide parking provision which is evident in other towns and cities which compete with Winchester.
- Winchester BID:
 - Clear demand for office space.
 - Provides an opportunity to attract and retain businesses and provide an economic boost.
 - This is a major positive step forward for the city at a time of great uncertainty, showing that Winchester can be strategically positioned for the future.
- Development is vitally important and without this Winchester would lose business to other cities where such developments are taking place.
- Just because the site is next to the railway station, the user's home may not be.
- Winchester is lucky to have a buoyant tourist trade, but retail and office based business is equally important as without it the economy would suffer.
- Current office shortage situation means firms wishing to stay in Winchester are finding it difficult.

2 Neutral comments received:

- Existing car park is used as over-flow when parking permit zones are full
- Hampshire Swifts: requests that planning consent includes multiple integral nest sites for Swifts.

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
- CP8 – Economic Growth and Diversification
- CP9 – Retention of Employment Land and Premises
- CP10 – Transport
- CP11 – Sustainable Low and Zero Carbon Built Development
- CP13 – High Quality Design
- CP14 – The Effective Use of Land
- CP16 – Biodiversity
- CP17 – Flooding, Flood Risk and the Water Environment
- CP19 – South Downs National Park

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- CP20 – Heritage and Landscape Character

Winchester Local Plan Part 2 – Development Management and Site Allocations

- WIN1 – Winchester Town
- WIN2 – Town Centre
- WIN3 – Views and Roofscape
- WIN5 – Station Approach Area – Development Principles
- WIN6 – The Carfax Mixed Use Site
- DM1 – Location of New Development
- DM7 – Town, District and Local Centres
- DM15 – Local Distinctiveness
- DM16 – Site Design Criteria
- DM17 – Site Development Principles
- DM18 – Access and Parking
- DM19 – Development and Pollution
- DM20 – Development and Noise
- DM24 – Special Trees, Important Hedgerows and Ancient Woodlands
- DM26 – Archaeology
- DM27 – Development in Conservation Areas

National Planning Policy Guidance/Statements:
National Planning Policy Framework 2019

Supplementary Planning Guidance

Winchester High Quality Places Supplementary Planning Document
Winchester Conservation Area Project

Planning Considerations

Principle of development

The Winchester Development Plan contains an overarching set of strategies and principles which secures development that improves the economic, social and environmental conditions in the district. This is to be achieved by supporting the delivery of housing, economic growth and diversification.

The application site is located within the defined settlement boundary of Winchester. In this area, Policy WT1 of the Local Plan Part 1 (LPP1) supports new development for business growth to broaden Winchester's economic base whilst Policy WIN1 of the Local Plan Part 2 (LPP2) encourages economic prosperity.

The application site has been allocated for mixed use development under Local Plan Part 2. Policy WIN5 of the LPP2 allocates land surrounding the railway station for an employment-led mixed use development. This policy covers both the Carfax and Cattle market site, and sets out a number of criteria for applications to follow.

More specific to the site, policy WIN6 allocates the Carfax site for a mixed use development comprising offices, small-scale retail or leisure uses, residential accommodation and car parking and sets out further criteria for applications to follow.

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The development complies with the overarching aim of WIN6 by introducing appropriate uses to the site. Whilst the proposal does not contain any residential uses the policy is not prescriptive in terms of the mix of floor space provided and the overriding intention for the development to be employment-led is fulfilled. The Cattle Market site which is also covered by policy WIN5 is more likely to deliver an appropriate element of residential development.

The pre-text to WIN5 suggests *more than* 16,000 sqm of new office space is to be provided across both the Cattle Market and Carfax site and queries have been raised regarding the Carfax proposal containing almost 18,000 sqm of new office space. It is important to note that the policy pre-text is not prescriptive and sets a capacity figure for the amount of floor space across the sites so as to ensure the land is used in the most effective manner and achieves the overall aims of the site of introducing an economic benefit to the City. This is related to policy CP14 of the LPP1 ('The Effective Use of Land') which notes that the Local Planning Authority will support higher densities on sites which have good access to facilities and public transport particularly in urban areas.

As the application is in outline form, the site will also be subject to future reserved matters/detailed applications which will require compliance with the principles set out by Policies WIN5 and WIN6. As detailed further in this report, this outline application does provide the opportunity to fix a number of parameters and set a strong high quality, design-led foundation for future detailed applications to adhere to.

Based upon the above assessment the redevelopment of this allocated site for the uses proposed is acceptable in principle and in accordance with various policies of the development plan which support the site's role in improving the economic prosperity of the City in accordance with policies WIN5 and WIN6 of LPP2.

Design/layout

As an outline proposal, this application does not seek consent for the building design, its external appearance, external materials and landscaping associated with the final development. These details would be assessed and approved under future reserved matters/detailed applications.

The applicant has submitted a detailed Design and Access Statement (D&A) which sets out, in detail, how the indicative design proposals have been created.

This includes section 4 ('site strategy and design principles') which establishes the approach taken in massing principles (i.e. strategic set back to address level changes), architectural principles (such as arches and materials) and other more precise design details to distinguish the buildings from one another and reduce the impact of their height through the sensitive use of materials. These elements of the indicative scheme are considered well thought through and acceptable to the Local Planning Authority and are well related to the maximum parameters which would be approved under this consent.

A consideration of the regional design review panel was that although this outline consent does not approve the design of the buildings, the parameters which are to be approved may be consciously related to the illustrative design details which have been

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presented as part of this outline. The DRP concluded that it is therefore '*a challenge for the local planning authority [] to ensure that the ambition presented in these indicative proposals is carried through into any reserved matters application*'.

Condition 04 has therefore been included which ensures any future design for the site demonstrates compliance with the key design principles presented in chapter four of the D&A. This allows confirmation that these successful design elements would be carried through into the reserved matters applications in response to the DRP, Urban Design and Historic Environment concerns.

The application does provide a level of detail that allows the footprint, layout, configuration of floor plates and associated pedestrian walkways, maximum building heights and floor set backs to be assessed. The application is also supported with an illustrative set of drawings indicating a detailed development of the site set within the maximum parameters of this outline application. This assists in assessing the overall impression of a building contained within the site within the parameters of this application.

This application would secure the principle and location of 2 large buildings for the site (known as Carfax 1 and Carfax 2) and this approach is considered acceptable as it breaks up the massing of the building and has potential to add interest to the Station Road frontage. The divides created by the separated buildings also provide opportunities to improve permeability and connectivity through the site by inviting pedestrians into the development from this area.

In addition, the physical separation of built form allows future designs to use detailing and materials to create a visual separation between the buildings, preventing a bulky and standardised appearance on this important viewpoint.

This application would secure the staggered height of the buildings and the degree of set back of each storey as it rises in height. These allow the buildings to increase in height in a strategic order in recognition of the change in levels across the site. These rise toward the pinnacle which is formed by Carfax 2 on the highest part of the site.

A key consideration of policy WIN6 is to respect the scale of existing adjacent residential properties. Whilst it is accepted that a building of the scale proposed would appear much larger than the adjacent two storey residential streets (notably Gladstone Terrace) the use of staggered heights and set backs will assist in avoiding a clash of scale and height that would be of detriment to the appearance of the area. The use of appropriate landscaping within the terraced areas including roof gardens will assist in softening the overall height and bulk of the development. The detailed landscaping and roof terracing would be secured through condition 08.

Connections

The application will provide a key and formalised connection between the railway station and the city centre and the consent would secure the retention of two main public routes through the site, including a level route to ensure the site is accessible by all.

Comments have been raised regarding the suitability of the walk-throughs by a number of parties, suggesting this would not be a welcoming space with insufficient permeability

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which discourages pedestrian and cyclist use. Winchester is well known for its historic pattern of built form which contains a number of narrow, informal and steep alleyways rather than boulevards and wide open spaces. The proposals are considered to reflect the existing connecting routes through the City and provide a key alternative route through the site from the Station into Town that will be open to the public (condition 28). Through the use of high quality materials and detailing, including openings and active frontages at the ground level, the new public routes through the site should be inviting and convivial. Such details are to be secured through conditions 06 and 33.

Due to the changes in levels throughout the site, there is a necessity for a number of retaining walls and steps to provide access through the site. The regional DRP raised concern that the current proposals lacked connections between the site and the Records Office, which is an important and prominent civic building on the site. There was also concern that the current positioning of stairs adjacent to the tree lined route toward the Old Records Office did not present a welcoming entrance to the site. In response a condition is proposed which requires the submission of details on these areas to ensure they encourage connectivity to their surroundings in response to these comments. Combined with securing active frontages and openings and the street level (through condition 33), it is considered that the development will provide a welcoming addition to the street scene.

Height

It is acknowledged that a development on this site would introduce a large and visible building and that the site's location in a raised position highlights the building's prominence further. It is also acknowledged that the treed skyline of Winchester is an important characteristic worthy of protection.

A number of concerns have been raised regarding the overall height and massing of the development, both in wider townscape views and from the immediate vicinity surrounding the site. These concerns were initially shared by the Local Planning Authority and its consultees and the matters were discussed with the applicant accordingly.

In terms of long distance views, concern was raised that the building visibly breached the tree line which provides a strong characteristic for Winchester's city scape; the most evident breach was seen from Blue Ball Hill to the south of the City.

In response, the applicant removed the 1.5m contingency in height which was allowed in the parameters and also removed 0.5m from the height of the plant screen on Carfax 2; resulting in an overall 2m reduction on the Carfax 2 building. The outcome of this alteration is that in key long distance views (such as Blue Ball Hill), the ridge of the building does not now breach the tree lined horizon which provides its background.

The Local Planning Authority accepts from these key views the building would read as part of a ribbon of large civic buildings which are grouped together on the skyline, starting with the Peninsula Barracks/Law Courts and terminating at the Carfax site with the Hampshire County Council building in between. Through the reductions made during the application and the future potential to use design and materials at reserved matters stage to minimise the impact of building height further, it is considered that the

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development would not substantially degrade the city scape and has the potential, through high quality design and materials, to enhance the area.

Whilst containing 5 floors which has been accepted in principle by the allocation policy, it is acknowledged that the ancillary structures associated with such a building, such as the plant screen, have added additional height above the expectations of this policy and this has been discussed with the applicant throughout the application.

In assessing this impact, the Local Planning Authority is mindful that as an outline consent, the specific technical details of the buildings have not yet been completed and there is a need to provide an element of flexibility at this stage. This is to prevent the future design of the building being restricted from achieving the standards of a high quality office development alongside sustainability standards (such as solar PV panels and large window openings), particularly important given the Council's declaration of a climate emergency.

Whilst needing to provide flexibility as an outline, this consent does provide the Local Planning Authority with an opportunity to impose conditions to reflect and guide future development on the site with the overall ambition of minimising the height of buildings to that which is appropriate.

Therefore, condition 09 has been included. This condition requests a plant study which governs future development stages to limit the height and amount of plant on the roof and requests that all other opportunities are explored prior to the planned placement of rooftop plant; preventing the need for plant screens and as a consequence the additional height.

Whilst this outline consent would agree to the maximum height of the building, through conditions and future assessment under the reserved matters stages there will need to be substantial justification for additional height above that expected by the policy and on this basis the Local Planning Authority is satisfied with the proposed height of the proposal.

Impact on character of area and neighbouring property

The character of the area is defined by a mix of uses contained within a variety of building types of different ages. Residential, commercial and civic buildings are interspersed throughout the area and whilst the historic past of Winchester is evident in a number of buildings, there is equally a record of building progression with more contrasting buildings standing out from their surroundings. Key examples of this include the HCC Offices and the Records Office which visually stand out from their more traditional surroundings.

It is wholly acknowledged that the proposal introduces, through its parameters, the capability to introduce prominent buildings on a highly visible site. This would be, however, complimentary to the mixture of uses and building types in the area and this is not considered to adversely affect the surrounding area.

The existing examples suggest that the area is capable of accommodating buildings of contrasting heights and design styles and in this instance the Local Planning Authority retains the potential to control and assess this further at the reserved matters stages.

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It is also noted that the intention of both the Development Assessments and the allocation policies ask for a landmark development which provides a fitting entrance to the City. The regional DRP notes that, even in this outline stage, the proposal provides an opportunity to improve the experience of visitors arriving by rail, and the Local Planning Authority agree that the potential for the site allowed by this outline consent provides for a landmark building achieved through height, high quality architecture and detailing.

A number of residential properties currently overlook the site. 3 – 9 Gladstone Street are a row of terraced houses to the opposite side of the roadway on the site's southern edge. Overlooking will be carefully considered at the reserved matters stage of the application proposal. In terms of this outline proposal officers are satisfied that the proposal can be designed to avoid adverse overlooking to neighbouring residential properties.

As the maximum height and outline of the building can be assessed at this stage, the applicant has completed a Daylight/Sunlight report which individually assesses the impact on each dwelling; no adverse harm is found in this report and where this is an impact this is considered minor and acceptable for an urban location. Overall, the assessments show retained daylight levels remain high given the urban location with minor deviations in less sensitive areas such as bedrooms or studies. 3 – 9 Gladstone Street also benefit from their orientation to the south of the built form which lessens the likelihood of interrupting peak sunlight.

Regarding overbearing, it is acknowledged that the development of this site visually is different to the current view and this was assessed at the plan making stage where the principles were established. The staggered design of the building and the provision of landscaped roof terraces assist in limiting overbearing impacts. In addition, a distance of ~17m would remain between the front elevation of the properties and the development's built form. Whilst the development would result in a visible change of outlook, the relationship between built form would be expected in an urban environment and an adverse overbearing impact is not demonstrated.

A number of properties face the development site on the opposite side of Sussex Street. The properties are at a sufficient distance to avoid adverse overbearing or overlooking from the development. The Daylight/Sunlight report also demonstrates that the impact falls within expected guidelines and would result in an acceptable relationship between adjacent land uses.

Landscape/Trees

As described, the site currently contains a mixture of land uses which are divided by areas of vegetation and a large number of trees and the area has been assessed by arboricultural specialists. The trees on the site are not protected by Tree Preservation Orders or Conservation Area controls.

The arboricultural assessments conclude that the site contains 8 trees which fall within Category B, 48 within category C (with 15 examples falling within Category B when taken as a group) and 3 within Category U. No trees on the site are assessed to be classed as Category A (the highest quality).

The category B trees (which represent the highest quality on the site) are the trees to the east of the Registry Office, groupings on the Station Road boundary and those

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dispersed throughout the HCC car park. The development would result in the removal of these trees.

The Council's Service Lead – Environment has raised concern regarding the removal of a high number of mature trees that provide visual public amenity value and shading/canopy cover and this has also been echoed by Winchester Action on Climate Change and a number of public comments.

However the site has been allocated for development in its entirety and whilst policy WIN5 requests the retention of existing trees where they make a positive contribution toward enhancing local distinctiveness, the loss of the trees has been accepted by the site's allocation for large scale development.

In support of the application, the applicant proposes replacement planting on Sussex Street, Gladstone Street and Station Hill and condition 07 of the consent requests details of the planting plans for these trees including technical details such as tree pits to ensure that these provide viable alternatives. This addresses comments raised by the regional DRP and WCC Landscape/Tree officer who were concerned with future establishment and success of these trees.

It is acknowledged that there is a net loss in the quantum of trees as a result of the development as the replacement planting cannot replicate the numbers which are proposed for removal. The Local Planning Authority has therefore explored the possibility of using the staggered terracing of the buildings, also secured by this consent, to increase levels of natural vegetation on the site. The terraces and roof tops are already shown as using linear planting and green roofs; condition 08 requires future applications to submit detailed plans for landscaping on these terraces which would be expected to include more than potted plants and small scale landscaping.

Furthermore the wider proposals to enhance the public realm adjacent to the site and the Station will provide further opportunity to improve the public realm through high quality hard and soft landscaping.

Therefore, this proposal provides the opportunity to promote a replacement landscaping framework both at ground level and on the terraced areas created by the buildings. The principles of this accord with the policies of the development and technical details are to be submitted for assessment at the reserved matters stage to ensure compliance further.

Highways/Parking

This outline application includes access arrangements and would agree to the use of Gladstone Street to serve a vehicular access to the site. Hampshire County Council as Highways Authority (HA) were duly consulted.

The HA responded requesting further information prior to providing a final comment on the application. This was in regards to updated traffic counts, an agreed design for the Sussex Street pedestrian crossing, parking survey data, confirmation of access arrangements and updated travel plans and a contribution towards measures in line

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with the Winchester Movement Strategy.

In response, the applicant provided further details and the HA were reconsulted. These details included the more technical details which were required and further justification was provided from the agent of the application.

A final response was received from the HA which assesses the additional submissions.

The HA agree with the Traffic Count data at nearby junctions and trip distribution data. Where there were concerns raised regarding multi-modal trip data, the HA notes the sustainable location of the development in close proximity to a major transport interchange and it is therefore satisfied that the multi-modal trips have been assessed.

Regarding the access into the site from Gladstone Street, the HA agrees with the access arrangements presented (a two way ramp with no barrier). Appropriate assessments have been undertaken on the arrangement confirming that there are no safety matters associated with the proposed access.

The HA have requested that as the internal pedestrian walk-through will be privately managed, they are kept open in perpetuity for the public to use. Condition 28 is included to reflect this.

The revised Travel Plan has also responded to the majority of comments raised and a finalised version is requested by condition.

Whilst the Gladstone Street/Sussex Street crossing is accepted in principle, the HA has identified a potential issue with the visibility splay for pedestrians waiting to cross on the northern side. The HA have therefore recommended that a flexibly worded condition is included to ensure that if this is not possible an alternative crossing enhancement can be secured.

It is acknowledged that as a result of the application a number of vehicles which currently park at the site would need to find alternative arrangements. The applicant has accepted that there is a shortfall of parking within the proposals and assesses that a high proportion of these vehicular trips would be displaced to the Winchester Park and Ride sites alongside other local car parks (such as Tower Street).

Whilst this inevitably increases demand in other locations, the HA have noted that the applicant is committed to delivering measures to offset this in keeping with the Movement Strategy and this is seen by the HA to provide satisfactory mitigation for the unmet parking demand from the site.

As a result, no objection is raised by the Highway Authority subject to the inclusion of conditions to secure further details.

Concern has been raised regarding the level of car parking provision which originally sought to provide up to 135 spaces. During the course of the application, this figure has been reduced to up to 95 spaces. It is worth noting that 95 spaces is a maximum figure and future developers or occupiers of the site are not required to meet this and may in fact develop with a lower number of spaces.

It is acknowledged that this outline application has to assess the case on the basis that
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the maximum amount of spaces are used. In consideration of this, the Local Planning Authority is satisfied with the reduction in the number of spaces and also acknowledges that there are some unavoidable circumstances which require the need for on-site parking (such as disabled or users with reduced mobility) or operational reasons which require vehicular transportation (such as users having difficulty in accessing public transport at the origin of their journey to the site). In addition, supporting comments regarding the economic benefits of the scheme and the original development assessments highlight that a degree of parking is required. The provision of 95 car parking spaces is considered an acceptable number to meet the business needs of the development.

Other Matters

Archaeology

Detailed archaeological and historic background information is contained in the submitted reports. Although a substantial quantity of important archaeological remains are anticipated within the proposal site, previous archaeological investigations in the late 20th century and more recently in 2015, have demonstrated that these remains have been truncated / heavily disturbed as a result of modern development and landscaping.

As a result, archaeological remains within the site are not considered to be of national significance such that they would be expected to be preserved *in situ*. Accordingly there is no objection to the proposal on archaeological grounds subject to the inclusion of conditions.

Sustainability

Policy CP11 of the LPP1 requires development to achieve the lowest level of carbon emissions and water consumption which is practical and viable. The applicant has submitted a Sustainability Statement establishing that this can be dealt with in detail at the reserved matters application. This will include passive design measures, high efficiency heating, cooling, ventilation and lighting systems and measures to handover energy design details to future occupants.

At this outline stage, condition 12 ensures that details of the building's BREEAM certification are submitted for approval prior to the commencement of development. This will ensure that the building is to be designed to achieve at minimum an Excellent standard. It is acknowledged that policy CP11 requests any development post – 2016 to be 'Outstanding' however in practice it is realised that this standard is difficult to achieve without creating viability issues or the over excessive need for plant. Therefore the condition requests an 'at minimum' standard, allowing the developer to exceed this level in places where this is achievable and it is expected that this will be demonstrated.

Ecology

The application has been supported by a number of supporting ecological reports which establish the biodiversity value of the site. The reports conclude that the development has potential for impacts on local biodiversity as a result of the removal of semi-natural

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habitats and the resulting impacts upon the availability of supporting features (such as bird nesting areas). The report also concludes that the appraisal has identified appropriate mitigation measures to address this impact. The report mentions outstanding bat surveys which were received by the Local Planning Authority.

The response from Natural England also requests the submission of a Biodiversity Mitigation and Enhancement Plan (BMEP) to be agreed by the Council's Ecologist prior to the commencement of development. Provided the BMEP is acceptable, the Local Planning Authority can be satisfied that it has completed its duties under the relevant legislation.

The Council's Ecologist and Biodiversity Officer has assessed the submitted information and raises no objection subject to the inclusion of conditions which ensure the submitted report and its recommendations are adhered to. It is noted that the Ecology Officer's correspondence incorrectly refers to the 'David Wilson Ecological Report', this was clarified to mean the 'Hilson Moran Bat Survey and Ecological Appraisal' and this has been reflected in condition 30.

Following a comment made by Hampshire Swifts, condition 06 has also been updated to request details of the number and location of swift bricks throughout the development.

Habitat Regulations Assessment

The development site is in close proximity to the River Itchen Special Area of Conservation (SAC) which is underpinned by the River Itchen Site of Special Scientific Interest (SSSI). The River Itchen is approximately 800m to the east, however due to the importance of the river system and its protection under European legislation, an assessment of the impact is required under Habitat Regulations Assessment (HRA) legislation.

It is noted that the development falls within an impact area for the SSSI, however adverse effects are only likely to occur for non-residential developments when these are outside of existing urban areas.

Given the site's distance from the protected features and the high degree of intervening topography, built form and infrastructures, the development is highly unlikely to create a significant impact to the European Protected Site. Natural England have also confirmed following their assessment that a decision can be recorded that a likely significant effect can be ruled out.

Drainage

The WCC Drainage Engineer notes that the site is within Flood Zone 1 and there are isolated areas with a low risk of surface water flooding. Surface water sewers are available in adjacent roads however run-off rates from the site cannot be increased and Sustainable Drainage Systems (SuDS) may be required.

Foul sewers are also available subject to confirmation of capacity in the network.

No objection is raised by the WCC Engineer subject to the inclusion of a condition which

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requests further details.

Hampshire County Council Flood & Water Management Team (FWMT) acts as the Lead Local Flood Authority and were duly consulted as the application is a major development. The first response from FWMT requests further information and the applicant responded with a formal drainage strategy which was submitted for review.

The second FWMT response noted that further information was required and this was discussed with the applicant. The information which was requested by this response was considered too detailed for an outline application and the applicant would not be able to source this information without the finalised plans for the site. Following further communication between the Local Planning and Flood Authorities, a final response was issued which confirmed that the general principles for surface water drainage are acceptable and further information on the proposals should be submitted as part of a more detailed design phase.

Southern Water responded raising no objection in principle. Comments were raised regarding an increased risk of flooding unless network reinforcement is provided by Southern Water. It was also noted that there may be a risk of flooding if the surface water run off rates are to be discharged at proposed connection points and continues to mention the relevant section of Building Regulations the development would have to comply with. Southern Water recommended a number of conditions which have contributed to overarching drainage conditions included in this report.

Following further drainage information submitted by the applicant, Southern Water confirmed that the strategy is acceptable in principle subject to the applicant demonstrating technical details of this in the future.

Economic Development

The application is considered to be in line with the Council's aspirations (within the 2018 to 2020 strategy) for Winchester to be a premier business location, enable major regeneration schemes, drive business growth and create new employment opportunities.

The addition of almost 18,000 sqm of centrally located office space is considered as crucial for the City's economy as there is a documented shortage of high quality Grade A office accommodation in the City Centre. Previous assessments into this matter have found that the City has many characteristics which are sought after by investors and with skill levels well above the national & regional averages alongside good transport connections, the lack of available office space is acting as a barrier to the continued growth of the City. Comments submitted by the Hampshire Chamber of Commerce, Winchester Business Improvement District and local businesses confirm this as an issue which the proposal contributes to rectifying. This re-affirms the local plan allocation.

Policy CP8 of the LPP1 supports developments which encourage economic development through the regeneration and intensification of previously developed land and this is to be completed by allocating land such as the Carfax Mixed Use site. In addition, Policy CP9 of the LPP1 also encourages the redevelopment and intensification with the potential to improve and extend the range of modern

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employment floor space on offer.

As the outline application does secure the provision of high quality office space, the economic benefits the application introduces carry substantial weight in the decision making process and introduce a beneficial outcome to the local economy and the City.

As the development creates more than 1000sqm of floor space, an Employment and Skills Plan is required which meets targets for a range of employment, volunteering, apprenticeship, training and development activities. This is to ensure that the Council works with developers to achieve positive outcomes for local people through development, and condition 19 has been included to obtain the skills plan prior to the commencement of development.

Conclusion

The principle of this outline application is acceptable and supported as it enables the site to deliver local plan policy aspirations through a mixed used development and associated public realm improvements.

It is recognised that the application is in outline form and will be subject to future detailed applications which will also require compliance with the principles set out by Policy WIN5 and WIN6 of the LPP2. Furthermore it has been established that this outline application provides the opportunity to agree a number of key parameters and set a strong high quality, design-led foundation for future detailed applications to adhere to. The suite of conditions have been formed to ensure the details of the next stage of development are of the highest quality and conform to the principles as endorsed by this outline submission.

By setting out the acceptability of this scheme alongside strong conditions, the Local Planning Authority is satisfied that this application, alongside future reserved matters/detailed applications, can secure an acceptable and beneficial development for this important site.

Recommendation

Application Approved subject to the following condition(s):

Conditions

Timeframe

01 Applications for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 and Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

02 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:

- Design and Access Statement prepared by Lifschutz Davidson Sandilands (29 March 2019)
- Revised pg. 11 to Design and Access Statement prepared by Lifschutz Davidson Sandilands
- P0010 - Proposed basement level floor uses
- P0011 - Proposed ground floor uses
- P0012 - Proposed first floor uses
- P0013 - Proposed second floor uses
- P0014 - Proposed third floor uses
- P0015 - Proposed fourth floor uses
- P0016 - Proposed fifth floor uses
- P0020 Rev. A - Proposed vertical limits of deviation from AOD – plan
- P0021 - Proposed vertical limits of deviation from AOD - section DD
- P0022 Rev. A - Proposed vertical limits of deviation from AOD - section AA
- P0023 - Proposed vertical limits of deviation from AOD - section CC
- P0025 - Proposed ground floor open space
- P0026 Rev. B - Proposed active frontages plan

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

Pre-Commencement

03 Details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development (excluding site preparation works) and the development must be carried out in accordance with the approved details.

Reason: To meet the requirements of Section 92 of the Town and Country Planning Act 1990.

04 The reserved matters submitted pursuant to Condition 3 must demonstrate compliance with Chapter 04 of the Design and Access Statement by Lifschutz Davidson Sandilands dated 29.03.2019.

Reason: To ensure that the design and appearance of the development is acceptable in the locality.

05 The reserved matters submitted pursuant to Condition 3 shall include the provision of contextual CGIs showing the proposed development from the following locations:

- View 01 – Looking South from the Train Station entrance
- View 02 – Station Road
- View 04 – Sussex Street near junction with the Newburgh Street
- View 05 – Sussex Street near the junction with Gladstone Street
- View 06 – Carfax Junction, looking west
- View 14 – Orams Arbor
- View N2 - Junction of Hatherley Road and Cranworth Road
- View N18 – City Road
- View 12 – St Pauls Church
- View N20 – Blue Ball Hill

Reason: To ensure that the proposed development is appropriate in the local and wider context.

06 The reserved matters submitted pursuant to Condition 3 shall provide a schedule of external materials, indicating types, colours and finishes to be used.

Details must also include the provision and location of Swift bricks.

The schedule must also be accompanied by elevational drawings at a scale of 1:20 for the external surfaces above Floor 3 on both buildings showing materials, types, colour, finishes and finer details.

The development shall be carried out in accordance with the specified details unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the external appearance of the building is acceptable in the locality. The provision of Swift bricks are required following comments made by Hampshire Swifts during the publicity of the application.

07 Prior to the commencement of development (excluding site preparation works) details, including a topographical survey, plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab must be submitted to and approved in writing by the Local Planning Authority.

The works hereby permitted shall be carried out in accordance with the approved details.

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

08 The reserved matters submitted pursuant to Condition 3 shall provide full details of both hard and soft landscape proposals. These details must include:

- Existing and proposed finished levels
- A step free access pedestrian route through the development
- Steps to Station Hill to provide clear links to and from the north (Station Hill) and east (treed area adjacent to Records Office building)
- Methods used to provide landscaping integration between the application site and the Hampshire Records Office on the Sussex Street elevation.
- Hard surfacing materials to complement wider public realm
- Planting plans to include trees in the indicative tree planting areas as shown on drawing P0025
- Planting and landscaping to accessible and non-accessible terraces
- Details of planting pits where soft landscaping is proposed above basement

Reason: To ensure that the appearance of the development is satisfactory.

09 The reserved matters submitted pursuant to Condition 3 must seek to minimise the need for the placement of plant on the roof. Where plant is required to be located on the roof, its height must be kept to a minimum.

The details must be accommodated by a 'Mechanical Plant Study' to demonstrate that:

- the amount of plant required to support the development is minimised;
- the plant is located in areas other than on the rooftop (i.e. in the basement) where feasible;
- The height of the plant, if located on the roof, is kept to the minimum parameters shown on the vertical limits of deviation unless justification is provided to demonstrate that it is required to exceed this level.

Reason: To ensure the scale and design of the building is appropriate.

10 The reserved matters submitted pursuant to Condition 3 shall include:

- Servicing details
- Parking provision (up to 95 spaces)

- Cycle parking (a minimum of 156 cycle parking spaces)
- Amount and location of electric charging points
- Refuse storage

Reason: To ensure that the development is acceptable in highways terms.

11 Prior to commencement of development (excluding site preparation works), a full scheme of works for improvement to the following must be submitted to and approved in writing by the Local Planning Authority:

- (i) Provide a pedestrian crossing on Sussex Street/ Gladstone Street
- (ii) Works to provide a drop kerb and pavement along Gladstone Street.
- (iii) Works to pavement and tree planting along Gladstone Street and Station Road (to adoptable standard where appropriate)

The occupation of the development shall not begin until those works have been completed in accordance with the local planning authority's approval or in accordance with a programme submitted to and agreed in writing by the local planning authority.

Reason: In the interest of highway safety and amenity.

12 Prior to commencement of development (excluding site preparation works), evidence must be submitted to demonstrate that that the development is registered with a BREEAM certification body and a pre-assessment report (or design stage certificate with interim rating available) has been submitted demonstrating that the development can achieve at minimum BREEAM 'Excellent'.

The development hereby permitted shall not be occupied or brought into use until a final Certificate has been issued demonstrating that BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating at minimum 'Excellent' has been achieved for this development unless the local planning authority agrees in writing an extension of the period by which a Certificate is issued.

Reason: To ensure that the development achieves BREEAM at minimum 'Excellent' (or design stage certificate with interim rating available) and that this is done early enough in the process to allow adaptations to the design where required to ensure that the development contributes to mitigating and adapting to climate change.

13 No development or any works of site preparation shall take place until the applicant or their agents or successors in title have implemented 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 in accordance with Policy DM26 Winchester District Local Plan Part 2; Policy CP20 of the Winchester District Joint Core Strategy

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

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

15 Prior to work commencing on the site, including demolition, 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 (including construction vehicles).
- Proposals for the cleaning of construction vehicles prior to leaving the site.
- Avoidance of light spill and glare from any floodlighting and security lighting installed.
- Pest Control.
- Measures undertaken to protect the public water distribution main.

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.

16 Prior to commencement of development (excluding site preparation works), a Drainage Impact Study, a surface water drainage scheme for the site (based on sustainable drainage principles SuDS) and an assessment of a hydrological and hydro geological context of the development, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority and Southern Water.

The surface water scheme shall be implemented before the first occupation and/or use of the development and be constructed in accordance with the approved details. Information provided must include:

- (i) Details of the existing drainage network.
- (ii) Plans of surface water drainage and any SuDS featured in the scheme. The proposed strategy should show the surface water outfall from the site and any flow control devices used and the restricted discharge.
- (iii) Evidencing that the correct level of water treatment exists in the system in accordance with the Ciria SuDS Manual C753
- (iv) Evidence that storage/attenuation has been provided without increasing the runoff rate or volume. This must be shown for a 1 in 100 year plus climate change event. Provide hydraulic calculations for the attenuation/storage used to form the drainage strategy.
- (v) Evidence that Exceedance flows and runoff in excess of design criteria have been considered.
- (vi) Evidence that Urban Creep has been considered in and that a 10% increase in impermeable area has been used in calculations to account for this.
- (vii) Details of the proposed means of surface water disposal

Reason: To ensure the sustainable management of water, minimise flood risk and to minimise discharge of surface water outside of the curtilage of the site.

17 Prior to commencement of development (excluding site preparation works), a foul water drainage scheme for the site must be submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority and Southern Water. The scheme must be implemented before the first occupation and/or use of the development unless otherwise confirmed in writing by the Local Planning Authority.

The details must include:

- (i) foul onsite drainage layout for the site
- (ii) Details of the timeframe for the development and how this relates with the delivery of Southern Water of any sewerage network reinforcement required.
- (iii) Details of the proposed means of foul water disposal

Reason: To ensure there is a suitable foul water drainage scheme for the site.

18 Prior to the commencement of development, a Biodiversity Mitigation and Enhancement Plan (BMEP) must be submitted to and approved in writing by the Local Planning Authority.

Development must then continue in accordance with the approved details.

Reason: To ensure the biodiversity of the site is appropriately mitigated and following guidance from Natural England.

19 Prior to commencement of development (excluding site preparation works and above ground demolition), an Employment and Skills Plan (the Plan) must be submitted to and approved in writing by the Local Planning Authority. The Plan shall as far as is reasonably possible:

- (i) follow the templates, benchmarks and principles of the Construction Industry Training Board's 'Client Based Approach' as endorsed by Winchester City Council,

(CAB2717, Supporting Employment through Planning and Procurement Processes – 9 September 2015 refers).

The objectives of the Plan will be:

- (i) where possible to help local jobseekers find work through a range of paid and unpaid roles;
- (ii) where possible to create training and development opportunities for those already employed;
- (iii) to stimulate awareness of careers in construction, green technologies and other sectors related to the development.
- (iv) include arrangements setting out how, in order to meet the above objectives, the developer and any future owner or occupier and their contractors as far as reasonably possible will work directly with local employment/training agencies such as but not limited to:
 - Voluntary and private sector providers
 - Schools, sixth form colleges, colleges of further education and universities,
 - Job Centre Plus
 - Hampshire County Council's 'Hampshire Futures' Team
- (v) set out a timetable and format for the submission to the LPA of monitoring reports indicating how the objectives of the Plan have been delivered.

Following written approval of the Plan by the LPA, the developer, owner or occupier (as appropriate) shall implement and where necessary procure implementation and promote the objectives of the approved Plan and ensure that so far as reasonable the objectives of the Plan are met.

Reason: In the interests of promoting local employment and workforce skills to the benefit of the economy of Winchester in accordance with policy DS1 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

20 Prior to the commencement of development, no development shall take place until a scheme to deal with contamination is submitted to and approved in writing by the Local Planning Authority.

The scheme shall conform to current guidance and best practice as set out in BS10175:2011 Investigation of potentially contaminated sites - code of practice; CLR 11 - Model procedures for the management of land contaminations; or other supplementary guidance and include the following phases, unless identified as unnecessary by the preceding stage and agreed in writing by the LPA:

- a) A desk top study and conceptual model documenting all the previous and existing land uses of the site and adjacent land;
- b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study;
- c) A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

The works must be completed in accordance with the approved details.

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

Pre-Occupation/Use

21 The development hereby permitted shall not be occupied or brought into use until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 13 and that provision for analysis, publication and dissemination of results and archive deposition has been secured [condition 14].

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework and in accordance with DM26 Winchester District Local Plan Part 2; Policy CP20 of the Winchester District Joint Core Strategy

22 Before any air conditioning, refrigeration or kitchen extract systems are installed and operated on any specific premises, a full acoustic report (with a scheme of attenuation measures) shall be submitted and approved in writing by the Local Planning Authority covering that premises. The equipment shall be installed and maintained in accordance with the approved scheme.

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

23 Before each A3 use class permitted commences, a scheme for the installation of equipment to control the emission of odour from that specific use shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be implemented. All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the manufacturer's instructions.

Reason: To ensure that cooking odours outside the premises are minimised in the interests of the amenity of occupiers of nearby properties.

24 No building or use hereby permitted shall be occupied or use commenced until a Work Place Travel Plan comprising immediate, continuing and long-term measures to promote and encourage alternatives to single occupancy car use has been submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan shall be implemented, monitored and reviewed in accordance with the agreed Travel Plan Targets.

Reason: In order to deliver sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling.

25 Prior to any internal or external lighting being installed, details shall be submitted to and approved, in writing, by the Local Planning Authority.

Details must include information of the timing of lighting switching on and off and any dimming of lighting proposed and consideration of ecological impact.

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.

26 Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person nominated in the approved remedial strategy (condition 20) shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the approved remedial strategy has been implemented fully, unless varied with the written agreement of the Local Planning Authority in advance.

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

On-Going

27 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to first occupation of the development or in accordance with, the programme agreed with the Local Planning Authority. If within a period of 5 years, after planting any tree or plant is removed, dies or becomes, in the opinion for the, Local Planning Authority, seriously damaged, defective or diseased another tree or, plant of the same species and size as that originally approved shall be planted at the, same place, within the next planting season, unless the Local Planning Authority, gives its written consent to any variation.

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

28 The 'open space' routes through the site as shown on drawing P0025 shall be kept open, free from any obstruction, in a safe condition for use by members of the public 364 days of the year.

Reason: To ensure the provision of an unrestricted and safe route for the use of all members of the public.

29 All A1, A3, A4 or D2 uses classes hereby permitted shall only open to customers between the hours of 07:00 to 01:00 (next day).

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

30 The recommendations contained within the Ecological Appraisal (reference WSA-HM-CF-CC-RP-SU-002) and Bat Survey (reference WSA-HM-CF-XX-RP-SU-004) by HM must be adhered to.

Reason: To ensure compliance with the submitted information in the interests of policy CP16 of LPP1.

31 The development hereby permitted must contain a mixture of the following uses:

- Class B1 (up to 17,972 sqm) – to be provided on Floors 1 - 4 of Carfax 1 and Ground - 4 of Carfax 2, with shared uses on the Ground Floor of Carfax 1 and Lower Ground Floor of Carfax 2.
- Class A1/A3/A4/D2 (up to 1,896 sqm) – to be provided on the Ground Floor of the Registry Office (including extension), Ground Floor of Carfax 1 and Lower Ground Floor of Carfax 2.

Reason: To ensure that a mixture of uses are secured and located in appropriate areas to activate the development and improve the public experience.

32 Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination 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.

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

33 Active and glazed frontages must be supplied in accordance with drawing P0026 Revision B.

Reason: To ensure that the walk ways and ground level appearance of the development is activated and welcoming in future applications.

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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:-

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
- CP8 – Economic Growth and Diversification
- CP9 – Retention of Employment Land and Premises
- CP10 – Transport
- CP11 – Sustainable Low and Zero Carbon Built Development
- CP13 – High Quality Design
- CP14 – The Effective Use of Land
- CP16 – Biodiversity
- CP17 – Flooding, Flood Risk and the Water Environment
- CP19 – South Downs National Park
- CP20 – Heritage and Landscape Character

Winchester Local Plan Part 2 – Development Management and Site Allocations

- WIN1 – Winchester Town
- WIN2 – Town Centre
- WIN3 – Views and Roofscape
- WIN5 – Station Approach Area – Development Principles
- WIN6 – The Carfax Mixed Use Site
- DM1 – Location of New Development
- DM7 – Town, District and Local Centres
- DM15 – Local Distinctiveness
- DM16 – Site Design Criteria
- DM17 – Site Development Principles
- DM18 – Access and Parking
- DM19 – Development and Pollution
- DM20 – Development and Noise
- DM24 – Special Trees, Important Hedgerows and Ancient Woodlands
- DM26 – Archaeology

DM27 – Development in Conservation Areas

3.

This permission is granted for the following reasons:

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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)

8.

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

Case No: 19/00601/OUT

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Your contact details
The appropriate fee.

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

9.

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

10.

Detailed design of the proposed drainage system should take into account the possibility of surcharging within the public sewerage system in order to protect the development from potential flooding.

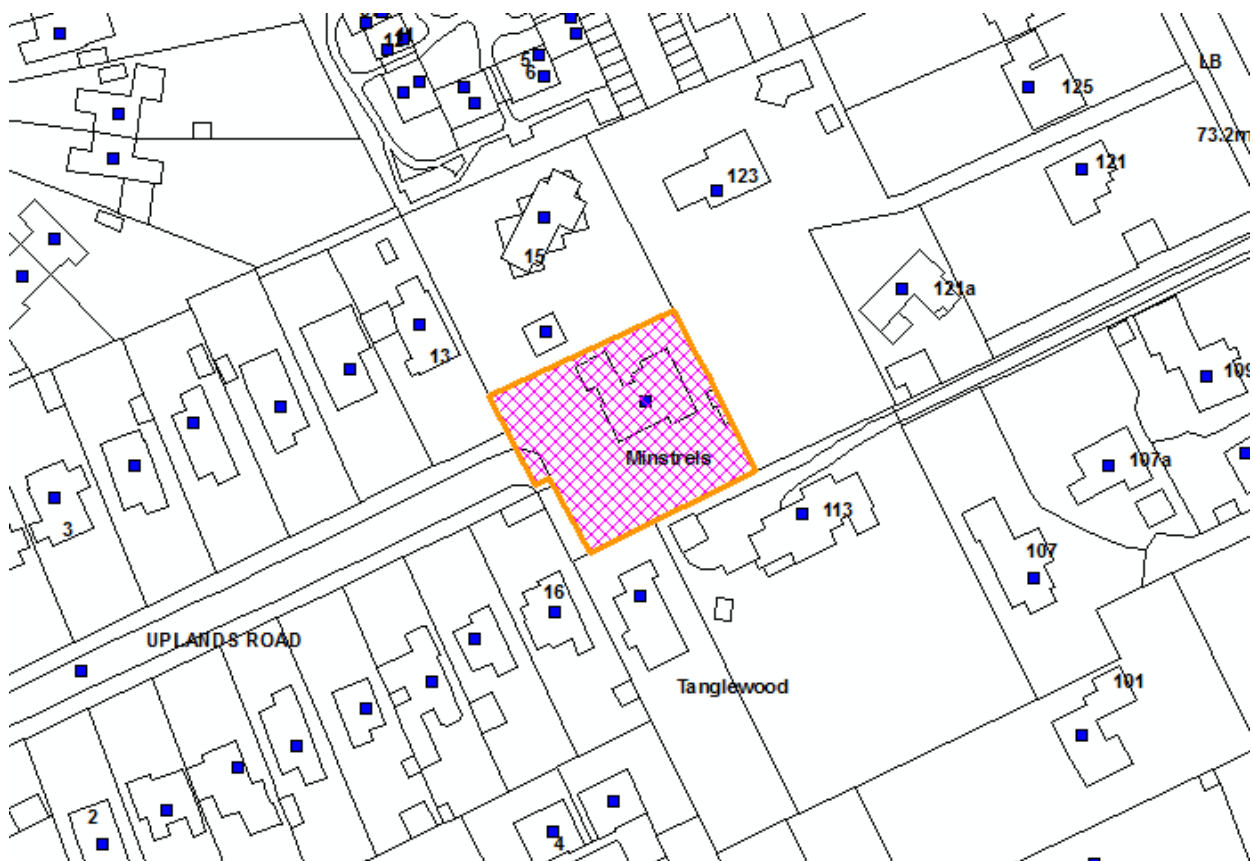
11.

Future plans which demonstrate compliance with Condition 33 would be expected to take into account the comment's provided by the Council's Urban Designer in their consultation response dated 28.08.2019 which states that *“active frontage should be a continuous business or retail use, that open directly to the footpath; with frequent doors and windows and, a few blank walls; narrow frontage shops that give vertical rhythm to the street scene; articulation of facades with projections such as, loggias which would enhance the experience of the pedestrian whilst offering a sheltered path; potential setting backs or forwards to add interest to the facade and providing a welcoming feeling while ensuring passive surveillance”*.

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WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 19/01159/FUL
Proposal Description: Demolition of existing dwelling & replacement with 1 no. five bedroom dwelling.
Address: Minstrels Uplands Road Winchester SO22 6ER
Parish, or Ward if within Winchester City: St Barnabas
Applicants Name: Mr Paul Adams
Case Officer: Mrs Megan Osborn
Date Valid: 24 May 2019
Recommendation:



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General Comments

Application is reported to Committee due to the number of objections, 11 received.

This application was originally submitted for the demolition of one dwelling and replacement with two dwellings. The application has been amended and proposes only a replacement dwelling thus removing one of the proposed dwellings.

Site Description

The existing site has a dwelling with a large footprint covering much of the site. There is a mezzanine floor in the existing house and existing rooms in the roof.

The site is located at the end of Uplands Road, which is an unmade private road. The access to the site is towards the north western corner of the site and it shares its access with the neighbouring dwelling to the north, number 15 Uplands Road.

The character of the surrounding area is mainly low rise detached dwellings on either side of Uplands Road leading up to a more contemporary dwelling at number 15 Uplands Road.

Proposal

The amended proposal is for a replacement dwelling with 5 no. bedrooms.

Relevant Planning History

None

Consultations

Engineers: Drainage:

The site is within Flood Zone 1 and is at very low risk of surface water flooding. The geology is chalk.

Foul drainage is to drain to the foul sewer. Despite public objections, Southern Water have no objection according to their consultation response.

Surface water drainage is proposed to drain to soakaways. Infiltration tests are required to determine the appropriate size. Hardstanding's should be permeable were possible. (Conditions 07)

Representations:

City of Winchester Trust: Neither objecting or supporting – no objection in principle of replacing existing house, but the trust is disappointed with the overall appearance of the house.

12 letters received objecting to the application for the following reasons, 7 comments received after the application was re advertised:

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- The turning area at the end of the road is unacceptable.
- A new dwelling would result in more traffic and therefore would be harmful to pedestrians using the road.
- The road surface is unsuitable for medium to heavy construction traffic.
- The mains sewer in Uplands Road is very shallow and a new dwelling would not be accommodated by this.
- The extra house would impact on the road surface.
- The design is unacceptable to the character of the area, in terms of massing, detailing, and materials.
- The construction and demolition would disturb neighbouring properties.
- The dwelling would result in more impact to neighbouring amenities
- This would result in harm to the existing tree on the site.

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

- The development would be contrary to a covenant.
- The access to the dwelling is private and therefore will not allow for new dwellings.
- Construction traffic does not have the right to access the site.
- The condition of the road.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy
CP11, CP13

Winchester District Local Plan Part 2
DM15, DM16, DM17, DM18

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Planning Considerations

Principle of development

The proposal is for a replacement dwelling and therefore there is no policy objection to this proposal in principle, provided that its detail accords with the other relevant policies of the Development Plan.

Design

This application has been amended from the proposal for two dwellings on the site to the replacement of one dwelling. The layout for the one dwelling remains largely unchanged from that of the footprint of the original dwelling on the site leaving a large space to the south of the house.

Impact on character of area and neighbouring property

The proposed dwelling is contemporary in nature with a grey/black render proposed at ground floor and vertical cedar boarding proposed at first floor and black window frames.

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The dwelling is simple in form and character in a box like nature with a flat roof. Although this is not typical of the surrounding area, the design of this dwelling is modest in nature and therefore would appear acceptable in relation to the character of the surrounding area.

The new dwelling would be visible when approaching the site as the road is a long straight road up the site at the end of the cul-de-sac, however it is considered that this would not result in a harmful feature in the street scene as it still respects the scale and mass of the surrounding dwellings.

The proposed dwelling would not result in any material planning harm on surrounding neighbouring amenities due to distance away from neighbours and the amount of vegetation between the dwellings.

Highways/Parking

There is sufficient parking on site for the five bedroom dwelling proposed.

This application is for a replacement dwelling and therefore there is going to be no net increase to the existing dwelling on the site and therefore no further impact on the existing access road to the site.

Trees

There are TPO trees to the north of the site, conditions have been recommended to protect the roots of these trees with regards to the new dwelling. (Condition 9)

Drainage

This application is for a replacement dwelling and therefore there is going to be no net increase to the existing dwelling on the site and therefore no further impact on the drainage of the existing road.

Conclusion

This application for a replacement dwelling is acceptable in relation to the development plan policy. The design is considered acceptable and the dwelling would have no further impact in terms of highways, drainage and neighbouring amenities.

Recommendation

Approve subject to the following condition(s):

Conditions

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

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

02 The development hereby permitted shall be carried out in accordance with the plans listed below unless otherwise agreed in writing by the local planning authority:

Location plan - 2926-07

Existing site layout - 2926-06

Proposed site layout - 2926-09

Elevations and floor plans - 2926-10

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General details - 2926-11

Surface water drainage details - 2926-12

02 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.

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

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

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

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

05 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

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

06 Prior to the commencement of the development hereby permitted excluding works of demolition, detailed information (in the form of SAP design stage data and a BRE water calculator) demonstrating that all homes meet the equivalent of 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.

06 Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2018 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

07 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.

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

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08 Prior to the occupation of the dwelling(s) hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that all homes meet the equivalent of 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.

08 Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2018 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

09 An Arboricultural Impact Appraisal and Method Statement, in accordance with BS5837:2005 shall be submitted to and approved by the Local Planning Authority, prior to any demolition, construction or groundwork commencing on the site.

No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement submitted and approved in writing by the local Planning Authority.

Any deviation from works prescribed or methods agreed in accordance with the Method Statement shall be agreed in writing to the Local Planning Authority.

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

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:-

Local Plan Part 1 - Joint Core Strategy: CP11, CP13

Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations: DM15, DM16, DM17, DM18

04. All building works including demolition, construction and machinery or plant operation
Case No: 19/01159/FUL

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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. 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 on this please refer the Construction Code of Practice
<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

08. 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:

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The application case number

Your contact details

The appropriate fee.

Further information, application forms and guidance can be found on the Council's website

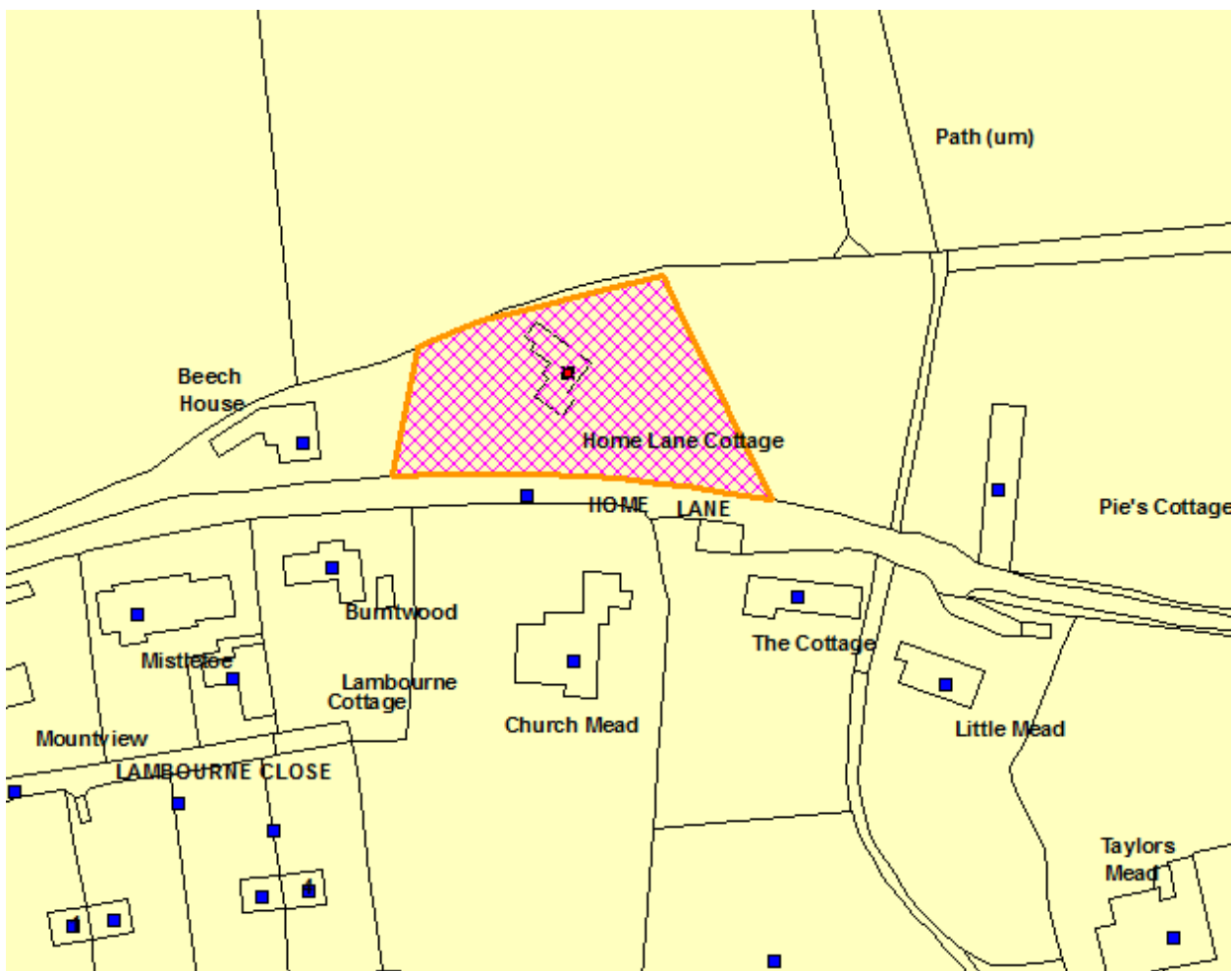
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www.winchester.gov.uk.

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Case No: 19/00585/HOU
Proposal Description: This proposal includes a two-storey extension to the existing dwelling on the south-west elevation, to provide extra lounge and bedroom accommodation and a single storey extension to the west elevation, to provide a kitchen/dining space. The scheme also includes an external double garage (amended plans)
Address: Home Lane Cottage Home Lane Sparsholt SO21 2NN
Parish, or Ward if within Winchester City: Sparsholt
Applicants Name: Mr Jon Walthoe
Case Officer: Sean Quigley
Date Valid: 14 March 2019
Recommendation: Permit



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General Comments

The application is reported to Committee due to the number of objections received which are contrary to the officer's recommendation.

The Parish Council has also requested that the application be determined by the Planning Committee which is appended to this report.

Amended plans have been received which show:

- **the introduction of a glazed link between the existing house and the proposed two-storey extension**
- **dark wooden shingle cladding to replace lighter "strip" timber cladding to extension**
- **removal of roof-lights in two storey extension**
- **1 proposed roof-light removed from the existing properties roof**
- **proposed window removed from the rear of the 2 storey extension at 1st floor level**

Site Description

This detached house in its own grounds is located outside the defined settlement boundary but within the Sparsholt Conservation Area. The site is on the boundary of the built-up part of part of Sparsholt with open countryside to the north. The unlisted building has an attractive frontage with applied black stained timber framing with white render details to the upper floor, a red brick ground floor, leaded windows and a tiled roof. The orientation within the plot and traditional features of this property with its engaged chimney makes a positive contribution to the character and appearance of the Conservation Area. There are other architectural features which define the early 20th century property as a Non-Designated Heritage Asset.

Proposal

The proposal includes a two-storey extension to the existing dwelling on the south-west elevation, to provide extra lounge and bedroom accommodation and a single storey extension to the west elevation, to provide a kitchen/dining space. The scheme also includes a detached single garage. The design has been significantly amended following discussions between the applicant, architect, representatives of the Parish Council and planning officers. The originally submitted scheme was considered not to relate well to the existing house, was over-dominant and incorporated inappropriate materials.

Relevant Planning History

Permission was granted for the construction of a three bay timber garage to the north of the house in 2001 (00/01887/FUL). This permission was not implemented.

Consultations

Head of Historic Environment – No objection

Representations:

Sparsholt Parish Council – object (see Appendix A)

13 letters of objection were received (11 to the original design and 2 to the amended scheme) objecting to the application for the following reasons:

- The NW facing window on the 1st floor overlooks Beech House to the west
- The extension is too close to Beech House to the west causing overlooking and loss of privacy
- The proposed double garage is inappropriate in its proposed location and is too close to the house
- Windows on the SE and SW sides of the extension will overlook Church Mead over the lane to the south
- The overall design is incongruous in relation to the existing property and will be easily viewed from the very narrow Home Lane
- The modern design does not fit with the host dwelling, the area or surrounding properties
- The development is inappropriate to the conservation area
- Objection based on overlooking, loss of privacy, design, appearance and materials.
- The new design certainly does not mimic existing buildings but neither does it respect existing styles and materials. It looks more like an industrial unit not an extension of an attractive house.
- The development is out of keeping with the area and adversely impact the look and character of Home Lane and the conservation area.
- The plate glass windows/sliding doors are not in keeping with the existing cottage or with the surrounding houses/there is excessive use of glass
- The character of the existing house would not be preserved
- The proposed garage detracts from the appearance of the existing house and from the character of the conservation area (this point was made by the Historic Environment Officer)

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

- The building work will damage verges and banks in the area
- Conditions should be added to ensure any damage is repaired
- Builder's vehicles should enter the site from the east end of Home Lane as this will cause less damage than access from the west

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy
Policies MTRA4, CP13 and CP20

Winchester Local Plan Part 2 - Development Management and Site Allocations
DM1, DM15, DM16, DM17, DM27 and DM29 of Local Plan Part 2 (2017).

Supplementary Planning Guidance
Sparsholt Village Design Statement

Case No: 19/00585/HOU

High Quality Places - SPD (2015).

National Planning Policy Guidance/Statements:

National Planning Policy Framework
Planning Practice Guidance

Planning Considerations

Principle of development

The site is outside the defined settlement boundary of Sparsholt on land designated as countryside in the local plan. The property has an external floorspace of over 120sqm so LPP2 Policy DM3, which seeks to retain the stock of smaller properties in the countryside, does not apply. The site is within the Sparsholt Conservation Area. Whilst residential development is generally prohibited in the countryside, because the proposal is for the extension of an existing dwelling within its own curtilage, the principle of development is acceptable subject to it being in accordance with other relevant development plan policies and other material considerations.

Design/layout

The significantly revised proposals are for a large wrap-around extension with a single storey rear element and a two storey side/rear extension. An additional proposal is for a detached single garage. The revised two-storey extension occupies part of the garden to the south-west of the existing house and has overcome previous objections, and improves upon previous iterations of the design as it is set much further back from the front elevation of the house achieving the subservience required by established design guidance. The addition of a glazed link between the existing house and the two-storey extension will increase this subservience and highlight the developmental stages of the house.

Impact on the conservation area and existing property as a Non-Designated Heritage

Asset

The conservation area in this part of Sparsholt is characterised by detached properties in large garden plots set back from the lanes. The lanes reflect Sparsholt's rural agricultural past, being narrow and sunken with hedging and trees growing above. The frontage of Home Lane Cottage is noticeable by its distinctive timbers and windows, but only in the vicinity of the drive to the house. For this reason the extension has been set well back from the front elevation of the house. The existing landscaping contributes to the character of the conservation area and it will be retained. Whilst there will be glimpses of the proposed development when travelling along Home Lane as the property sits on elevated ground, its orientation means it will not have a harmful impact on the character and appearance of the conservation area.

There is no doubt that the roof of the proposed two storey element of the scheme will be seen in glimpses. The treatment of the roofscape is a crucial element in the overall design. It is considered that the shape and use of natural material for the roof is of sufficiently high quality design to make a positive contribution to the appearance of the conservation area. The "strip" timber cladding has been replaced with dark brown timber shingles in the amended design which will reduce the visual impact of the extension. There are no objections to the single storey element of the proposal to the rear as this will have little or no impact on the character or appearance of the conservation area.

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In conservation areas such as Sparsholt, there can be considerable variety of building styles. In such circumstances it is the scale, massing and disposition of buildings which provide the predominant character framework. This contemporary scheme responds sympathetically to the existing settlement pattern of large houses with substantial extensions.

A number of representations made in relation to the application, including the Parish Council, consider that the proposal is contrary to the Sparsholt Village Design Statement (VDS). In particular, objectors contend that the proposal deviates from VDS DG14 which requires extension to be in sympathy with and subservient to the existing building and its neighbours and be compatible with the shape, scale, design and character of the main house. Further, that the proposal is contrary to VDS DG16 which requires that building materials should harmonize with existing buildings. In response, the following should be noted;

- the VDS is dated and has been to a significant extent superseded by the LPP1 and LPP2 and the High Quality Places Supplementary Design Guidance. In this context reduced weight is attached to the VDS
- the extension takes account of the existing building and achieves the subservience required by the High Quality Places DPD
- whilst the VDS indicates that building materials should harmonise with the existing building, with an emphasis on brick, flint, tile and thatch, this does not mean that building materials should always match the existing. In this case the chosen materials - particularly the timber shingles which take their cues from the existing hanging tiles on the existing house - complement and harmonise with the existing house and this is an important part of the design. In addition, the predominant material, and certainly that most visible from public vantage points, will remain the red-brick and black-stained wood of the existing house
- the advice of the Historic Environment Officer is that that the proposed development will not detract from the status of the building as a non-designated heritage asset
- the revision adding a narrow, obscured glazed link to the two storey extension have improved the proposed scheme by setting that element away from the host property slightly, so that it won't appear as "bolted on" to the main house.

The unlisted detached house has an attractive frontage with applied timbers to the upper floor and is elevated from the sunken lane. The orientation within the plot and traditional features of this property with its engaged chimney makes a positive contribution to the character and appearance of the Conservation Area as acknowledged in the Village Design Statement. There are other architectural features which define the early 20th century property as a Non-Designated Heritage Asset.

One of the main objectives of development plan policies is to achieve a satisfactory relationship between extensions and the existing building. This can often best be achieved

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when the additions are subservient to the host dwelling using appropriate materials. The principle of a two storey extension is supported as the existing house is reasonably large for Sparsholt and is in a large plot - the principles of subservience have been adhered to. The extension has been designed so that it does not dominate the existing structure and the roofscape of the scheme is set down from the main house. The addition of a glazed link emphasises the subservience of the extension. The proposed extension is a contemporary design with an asymmetric timber shingle roof for the side two storey element of the extension which will clearly show the developmental stages of the house. The revised two storey extension is set significantly back from the front of the house, retaining the engaged chimney to the side of the property. Taken together, these elements combine to achieve the subservience required by local plan policies DM15, DM16, DM17, DM27 and DM29 and the High Quality Places design guidance.

Whilst the intention is for the extension to have a different style to allow it to be read separately from the existing house, the amended scheme incorporates traditional detailing that is in keeping with the existing construction including ridge tiles, bargeboards, eaves and soffits. This will improve the relationship between the two elements.

The proposed garage is in the optimal position in the plot, is proportionate to the host dwelling and is of a traditional design using appropriate materials.

Landscape/Trees

The proposed development does not affect any existing trees on the site which form an important component of the character and appearance of the conservation area and the existing residential plot. The existing landscaping, including that on the boundary of the site adjacent to the new two-storey element, contributes to the character of the conservation area and will be retained. A comprehensive landscape condition (4) is proposed to be attached to any permission. The proposal is in accordance with LPP2 Policy DM23 (Rural Character) which seeks to ensure development does not have a detrimental impact on the rural character of an area.

Highways/Parking

The proposal has no impact on highways or parking issues.

Other Matters

The Biodiversity Checklist and report submitted with the application confirms that there are no concerns relating to ecological issues. Condition 09 is recommended.

Recommendation

APPROVE subject to the following conditions:

01 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).

02 No works shall commence on the extension and garage hereby approved until a full material schedule has been submitted to and approved in writing by the Local Planning Authority. The materials to be used shall be as specified in the Supporting Statement (Rev Case No: 19/00585/HOU

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A – Section 4 and 5) and the approved plans (see condition 03 below). The submitted schedule must specify in detail the proposed materials and methods of workmanship proposed, supplemented by labelled samples to be agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: Details are required prior to works commencing to ensure that full details are submitted with the application to preserve the special architectural interest of the Non-Designated Heritage Asset and the character and appearance of the conservation area in accordance with Policies DM27, DM28 & DM32 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2019) Section 16).

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

W-220-HOM-PL-001 - Existing Site Plan
W-220-HOM-PL-002 - Proposed Site Plan
W-220-HOM-PL-100 - Ground Floor Plan
W-220-HOM-PL-101 - First Floor Plan Option 1
W-220-HOM-PL-102 - Roof Plan
W-220-HOM-PL-103 - Ground Floor Garage
W-220-HOM-PL-200 - Elevations
W-220-HOM-PL-201 - Elevations
W-220-HOM-PL-202 - Elevations
W-220-HOM-PL-203 - Elevations
W-220-HOM-PL-300 - Section A
W-220-HOM-PL-301 - Section B

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.

04 No development shall take place until details of soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved within the first planting season following the substantial completion of the development or as otherwise agreed in writing by the Local Planning Authority. These details shall include the following, as relevant:

- details of all trees, hedges and other planting to be retained
- planting plans
- written specifications and schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- implementation programme

All soft landscape works shall be carried out in accordance with the approved details.

The soft landscaping 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

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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: In the interests of the amenities of the locality

05 The garage hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

Reason: In the interest of the amenities of the locality

06 No works shall commence on the main house, extension and garage hereby approved until full joinery details, at a scale of 1:5, including section/profile details where necessary and all types of finishes, have been submitted to and approved in writing by the Local Planning Authority. This to include window box detailing. The submitted details must be referenced against the approved plans, and must show the relationship with the surrounding fabric. The works shall then proceed in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: Details are required prior to works commencing because insufficient detail was submitted with the application to preserve the special architectural / historic interest of the listed building [and/or the character and appearance of the conservation area] in accordance with Policies DM27, DM28, DM29 & DM30 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2019) Section 16).

07 All works of repair to the surrounding fabric and surfaces affected by the works hereby approved shall employ materials, traditional workmanship, and detailing, to match the existing in all respects, unless otherwise agreed in writing by the Local Planning Authority before the commencement of works on-site. The works shall then proceed in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To preserve the special architectural interest of the Non-Designated Heritage Asset and the character and appearance of the conservation area in accordance with Policies DM27, DM28 & DM32 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2019) Section 16).

08 Details in respect of the following shall be submitted to and approved in writing by the LPA before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details.

- Technical specification for conservation rooflight
- Pattern detailing of timber shingles for roof and walls

Reason: To preserve the character and appearance of the conservation area in accordance with Policies DM27, DM28 & DM32 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2019) Section 16).

Case No: 19/00585/HOU

09 The development shall be carried out in accordance with the measures, conclusions and recommendations and to the timeframe for implementation as set out in the submitted Ecology Co-op Bat Emergence Survey Report (dated 13/6/19 – Project No: P3128) including the recommendations contained in Section 5 (p14-19). This includes obtaining a European Protected Species Licence and Bat Mitigation Class Licence. As part of the license application, a mitigation method statement shall be prepared to demonstrate that favourable conservation status of bats will be maintained through the life of the project. Thereafter the compensation and mitigation measures shall be permanently maintained and retained in accordance with the approved details.

Reason: To avoid impact on legally protected species (Wildlife and Countryside, Act 1981(as amended) and in accordance with NPPF para 175).

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: Policies MTRA4, CP13 and CP20

Local Plan Part 2: DM1, DM15, DM16, DM17, DM23, DM27 and DM29 of Local Plan Part 2

The High Quality Places Supplementary Planning Document (2015)

The Sparsholt Village Design Statement and the Sparsholt Conservation Area character Appraisal and Management Strategy.

03 In accordance with paragraph 38 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 applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

04 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.

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05 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.

APPENDIX A

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

Request from Councillor: Cllr Sue Wood (Chair, Sparsholt Parish Council)
Case Number: 19/00585/HOU
Site Address: Home Lane Cottage Home Lane Sparsholt
Proposal Description: This proposal includes a two-storey extension to the existing dwelling on the south-west elevation, to provide extra lounge and bedroom accommodation and a single storey extension to the west elevation, to provide a kitchen/dining space. The scheme also includes an external double garage (amended plans)
Requests that the item be considered by the Planning Committee for the following material planning reasons: <i>Home Lane Cottage is a Positive Building as identified in the Sparsholt Conservation Area Character Appraisal & Management Plan as making a special contribution to the area's architectural and historic interest and needing to be protected from demolition or unsuitable alterations.</i> <i>Sparsholt Parish Council have now met a number of times with the applicant to review the changes the applicant wishes to make. We do not believe that the recently submitted plans will preserve the Special Architectural Interest of the Non-Designated Heritage Asset and the character and appearance of the Conservation Area. In accordance with Policies DM27, DM28 and DM32 of the Winchester District Local Plan Part 2 Adopted 2017: Policy CP20 Winchester District Joint Core Strategy, NPPF (2019) Section 16.</i> <i>The Historic Environment Report dated 14th June (point 5) recognises that the proposed design" is a bold contemporary scheme with an asymmetric timber roof for the rear and side two storey element of the extension. It will clearly show the developmental stages of the house". However, the Parish Council do not agree with this statement.</i> <i>Home Lane cottage according to the Village Design Statement requires any alteration to be subject to DG14 "Extensions should be in sympathy and visually subservient to the existing buildings and its neighbours and be compatible with the shape, scale, design and character of the main house."</i> <i>The glass petition dividing the existing building from the proposed extension will define the Developmental Stages of the building. However, the bold contemporary design and the proposed materials are not in sympathy with the main house and a step too far for Sparsholt Parish Council to support this resubmitted application.</i> <i>We are pleased to see that the window has now been removed from the NW elevation and therefore the extension will not be so visually intrusive to the neighbouring property.</i> <i>There are 3 public footpaths to the rear of the property that will have views of the proposed extensions and therefore to approve such a contemporary and inappropriate design on a Positive House in the Village is unacceptable.</i>

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In summary SPC do not support this application and would require it to be referred to the Planning Committee were WCC planning department of a mind to approve it.

- Whilst requests will be accepted up to the determination of the application, Members should make their request as quickly as possible and preferably within the publicity period of the application. Otherwise the case may be determined under delegated powers soon after the expiry of the publicity period. The committee date for the application will depend upon when the request is received in relation to the committee cycle.
- It would be helpful if Members can indicate their preferred outcome to avoid it going to the committee unnecessarily

Once completed, please email this form to the relevant Planning Case Officer and the Head of Development Management.

APPENDIX B

Sparsholt Parish Council Comments for Planning Application 19/00585/HOU (3/6/190)

Having examined the revised plans for Home Lane Cottage Sparsholt Parish Council remain opposed to the application for the reasons stated below.

We are concerned that the revised drawings are out of alignment with the Design and Access Statement and consider that the proposed changes should be fully documented in writing. As context, the Sparsholt Village Design Statement (VDS) references Home Lane Cottage (a 2storey cottage built in 1902) as a Positive Building (as identified in the Sparsholt Conservation Area Character Appraisal & Management Plan).

The VDS clearly sets out suggested design guidelines and additional goals to maintain the characteristics and conservation of the village. In the Council's view the revised drawings are in some instances worse than the original plans for Home Lane cottage. In particular the design deviates further from DG 14 and DG 16 of the VDS which state:

DG 14 - Extensions should be in sympathy with and subservient to the existing building and its neighbours and be compatible with the shape, scale, design, and character of the main house. They should not exceed the existing number of storeys. Extensions should not erode the existing tree cover on the plot.

DG 16 - Building materials should harmonise with existing buildings with an emphasis on brick, flint, tile and thatch. The overall colour of the building should reflect the rest of the village, with an emphasis on mid to dark red or brown and white or cream renders and washes. The use of hanging tiles and knapped flint work in traditional style is particularly encouraged. The revised two storey extension while subservient in height is not in sympathy with the existing building and its neighbours. The extensive use of timber cladding now proposed does not comply with the VDS Built Characteristics "emphasis on brick, flint, tile, thatch". The proposed roofline and overall materials look far too industrial/agricultural and as a result will cause the extension to be visually intrusive, dominate the main house and will in effect no longer be subservient in appearance to the main house. We note that the extension still comes toward Home Lane which will further exaggerate the dominance of the extension over the main house.

We continue to question the need for the window that has now being shown as triangular to divert it away from overlooking the house immediately next door. A triangular window is not in keeping with the characteristic of the main building. As previously stated we feel there is no need for this window at all, as the room has sufficient other windows and roof lights and it causes the extension to be more visibly intrusive to the neighbouring house. Finally, to further preserve the privacy of Beech House we recommend that a landscaping plan be agreed between the applicant and the owner of Beech House, to be submitted and approved by Winchester Council as part of the planning application.

Should this application be approved we would ask that a construction management plan be implemented because of the narrowness of the road and restricted parking in the area and that any damage to the highway, or verges be made good by the applicant on completion of the works.

Conclusion

Sparsholt Parish Council OBJECT to this application and if further changes are not made to comply with our VDS we ask that this is sent to the Planning Committee for consideration.

Comments on Amended Scheme (21/8/19)

Home Lane Cottage is a Positive Building as identified in the Sparsholt Conservation Area Character Appraisal & Management Plan as making a special contribution to the areas architectural and historic interest and needing to be protected from demolition or unsuitable alterations.

Sparsholt Parish Council have now met a number of times with the applicant to review the changes the applicant wishes to make. We do not believe that the recently submitted plans will preserve the Special Architectural Interest of the Non-Designated Heritage Asset and the character and appearance of the Conservation Area. In accordance with Policies DM27, DM28 and DM32 of the Winchester District Local Plan Part 2 Adopted 2017: Policy CP20 Winchester District Joint Core Strategy, NPPF (2019) Section 16.

The Historic Environment Report dated 14th June (point 5) recognises that the proposed design is a bold contemporary scheme with an asymmetric timber roof for the rear and side two storey element of the extension. It will clearly show the developmental stages of the house. However PC do not agree with this statement.

*Home Lane cottage according to the Village Design Statement requires any alteration to be subject to **DG14 Extensions should be in sympathy and visually subservient to the existing buildings and its neighbours and be compatible with the shape, scale, design and character of the main house.***

The glass partition dividing the existing building from the proposed extension will define the Developmental Stages of the building. However, the bold contemporary design and the proposed materials are not in sympathy with the main house and a step too far for Sparsholt Parish Council to support this resubmitted application.

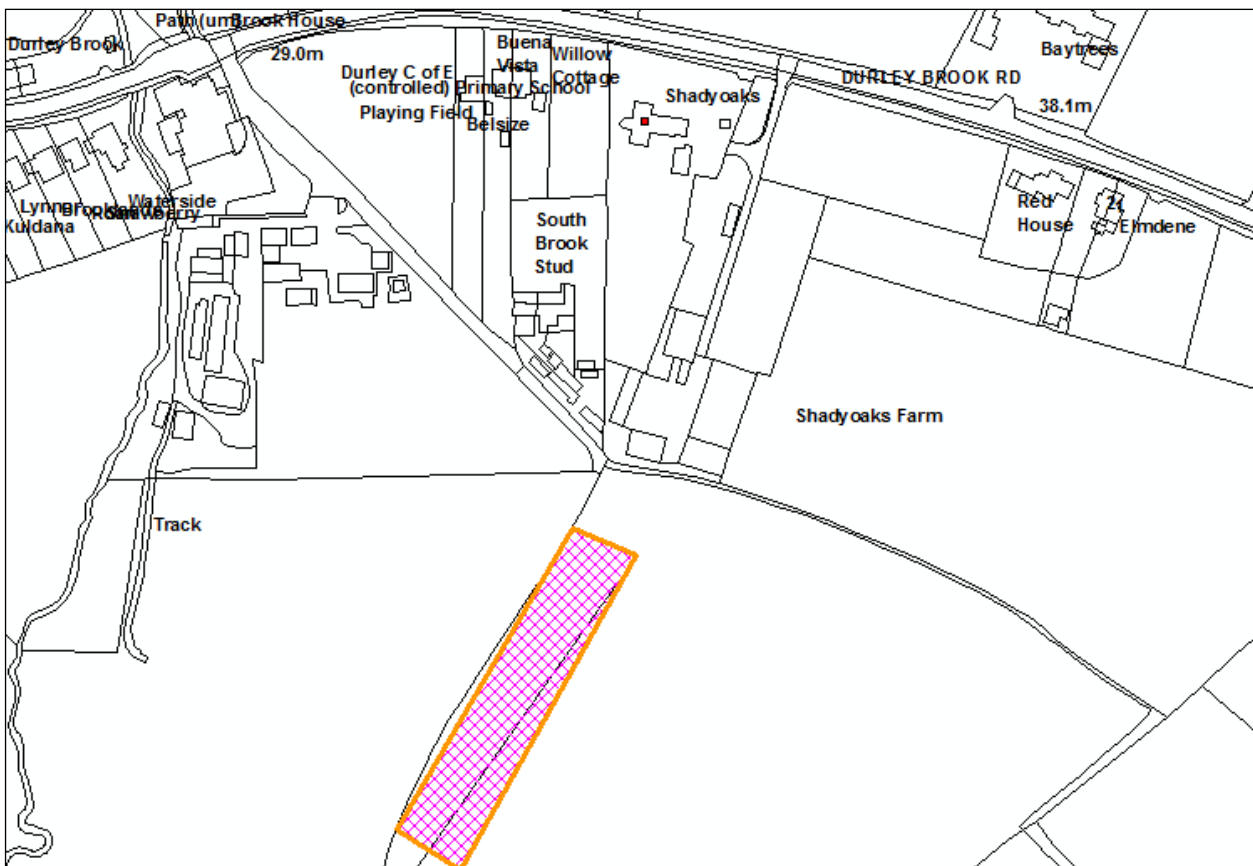
We are pleased to see that the window has now been removed from the NW elevation and therefore the extension will not be so visually intrusive to the neighbouring property.

There are 3 public footpaths to the rear of the property that will have views of the proposed extensions and therefore to approve such a contemporary and inappropriate design on a Positive House in the Village is unacceptable.

In summary SPC do not support this application and would require it to be referred to the Planning Committee were WCC planning department of a mind to approve it.

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Case No: 19/01415/FUL
Proposal Description: Use of land for storage of caravans/camper vans in addition to the agricultural use which would be retained
Address: Shady Oaks Farm Durley Brook Road Durley SO32 2AR
Parish, or Ward if within Winchester City: Durley
Applicants Name: Mr & Mrs C Reeves, Mr & Mrs R Reeves
Case Officer: Liz Marsden
Date Valid: 28 June 2019
Recommendation: Refuse



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General Comments

Councillor Steve Miller, request for application to be determined by Planning Committee, see Appendix 1

Site Description

The site is an area of around 0.4ha, located along the western edge of a larger open field, from which it has been separated by a post and rail fence. It is long and narrow in shape (30m wide x 130m long) and would provide parking for two rows of caravans/camper vans, either side of a central access track. There are already a number of vehicles parked along the eastern side of the site, with the western side current just laid to grass with a wire fenced area at the northern end containing a few structures to house chickens.

The surrounding area is predominantly rural in character and appearance, with the site set approximately 200m from Durley Brook Road to the north. There is a solid, tall, metal gate blocking the access to the site from the southern part of the courtyard. The site is fairly level, with further open fields to the west, separated by a hedge, and to the south beyond a line of mature trees. A public right of way crosses the access to the site, to the south of the farm buildings, and continues across the open field to the east. The nearest unconnected residential property is Durley Brook Farm, around 130m to the north west of the site, with further dwellings along Durley Brook Road being a minimum distance of 200m away.

Proposal

The application is partially retrospective in that there are already a number of caravans on the site and the proposal would seek to increase this number to 60. Access to the site is via the existing farm access from Durley Brook Road, through a courtyard of farm buildings, some of which were formerly used as granite workshops. At the southern end of the courtyard there is a solid, tall, metal gate which blocks the access to the caravan site. There is a gravelled track through the centre of the site and an area laid to scalplings near the gate to the site. It is confirmed in the supporting information that the remainder of the site will be retained as a grassed surface with no proposals for hard surfacing.

Additional hedge planting is proposed along the northern and eastern boundaries of the site, with supplementary planting along other field boundaries.

Relevant Planning History

There is no planning history relevant to the part of the farm on which the site is located.

Consultations

WCC Enforcement:
no comment

HCC Engineers: Highways:

The site is accessed from a classified road subject to a 30mph speed limit. It is not considered that the modest increase in vehicle movement resulting from the storage of caravans and campervans would result in a detrimental impact on the safety or operation of the local highway network.

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WCC Landscape: Landscape

Objection – unacceptable impact on rural character. The storage of caravans in an open field is a form of urban fringe encroachment into the countryside and, whilst the site might not be visible from the road it can be seen from the public footpath, the introduction of incongruous features will detract from the rural character of the area contrary to Policy DM23 of the Local Plan Part 2.

WCC Strategic Planning:

Objection. The proposed development would be contrary to policies DS1, MTRA4, CP8 and CP10 of Local Plan Part 1 and policy DM23 of Local Plan Part 2.

‘The site is not currently in authorised commercial or storage use, but is within the open countryside. There is no requirement for the development to be in this location. Uses of this nature and scale would generally be considered as harmful to the preservation of the countryside. Caravan storage sites are typically situated within or adjacent to existing built-up areas or development. The proposal would represent an unnecessary intrusion into the countryside, detrimental to the rural character’.

Representations:

Cllr Steve Miller

- Support. There is a need for farms to diversify and Council to support rural business. Full comments appended to this report.

Durley Parish Council

- Understand that farmers need to diversify and do not object but there needs to be a cap on the numbers of caravans stored in order to protect rural views. Would also welcome screening to protect residents living close to the site.

3 letters of support received in response to the application setting out the following material planning considerations:

- Storage is in a non-intrusive position and well laid out.
- Secure caravan storage facilities in short supply and proposal will provide a useful service.
- Will enable caravans to be kept off roads where they are less safe and cause problems with parking.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

DS1 – Development Strategy and Principles
MTRA4 – Development in the Countryside
CP8 - Economic Growth and Diversification
CP10 - Transport
CP13 – High Quality Design
CP20 – Heritage and Landscape Character

Winchester Local Plan Part 2 – Development Management and Site Allocations

DM1 – Location of New Development
DM15 – Local Distinctiveness

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DM16- Site Design Criteria
DM17- Site Development Principles
DM18- Access and Parking
DM19- Development and Pollution
DM20 – Development and Noise
DM23 – Rural Character
DM24 – Special Trees, Important Hedgerows and Ancient Woodlands

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Planning Considerations

Principle of development

The site is located outside any settlement boundary and is within the countryside for policy purposes. Policy CP8 (Economic Growth and Diversification) supports development where it accords with the spatial strategy, outlined in Policy DS1 (Development Strategy and Principles), which aims to maintain the rural character of the rural areas. In this case, it is not considered that the open storage of caravans, a use entirely unrelated to the farming of the site, would maintain the rural character of the area and the proposal would therefore be contrary to DS1 and CP8. This issue is discussed in more detail in subsequent sections of this report.

Policy DM1 (Location of New Development) makes it clear that in areas outside of settlement boundaries, only development appropriate to a countryside location will be permitted as specified in relevant countryside policies, in this case MTRA4.

Policy MTRA4 allows for some types of commercial development under limited circumstances:

- where there is an operational need for a countryside location,
- where the proposal is for the reuse of an existing rural building (for a limited range of particular uses) or
- where the development comprises the expansion or redevelopment of existing buildings in relation to the expansion on-site of established businesses, or to meet an operation need or
- Where the development comprises small scale sites for low key tourist accommodation

The proposed development for the use of land for the storage of caravans is not one that has an operational need for a countryside location. The proposal is not for the reuse of a rural building and is not the expansion or redevelopment of an existing building. It is not related to tourism. It is therefore not considered that the development proposed falls within MTRA4 and there is no policy justification for the proposed use.

Design/layout

The site will provide two long rows, either side of a central track, on which caravans are to be parked and the proposal is the simplest and most effective way of maximising the number of units that can be accommodated on the site. A level of security is provided by the locked gate into the site and by a further gate, constructed of sheet metal, which obscures any possibility of views into the site from the road.

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Impact on character of area and neighbouring property

Whilst there are a number of properties along Durley Brook Road from which glimpses of the site can be obtained, it is at a sufficient distance to ensure that there is no direct or unacceptable impact on the visual or other residential amenities of these properties. The use of the site is limited to storage and therefore, other than owners dropping and picking up their caravans, there will be minimal disturbance from activity on the site.

It is also accepted that there will be restricted views from the main road, due to intervening hedges and trees. However, the lines of predominantly white caravans will be an incongruous and intrusive feature in views from the footpath which crosses the field in which the site is located. It should also be noted that the footpath is shown as running along the northern and half of the south eastern boundaries, from where the site would become obscured by the higher land level in the centre of the field. However, the definitive line of the footpath cuts across the corner of the field on the higher land, retaining views of the application site for a greater distance. The vehicles stored within the site are clearly visible from this footpath, appearing as incongruous and intrusive features which detract from and are harmful to the attractive rural character of the area.

Landscape/Trees

Additional native hedge planting is proposed to screen exposed boundaries of the site together with additional supplementary planting along the northern boundary of the wider field adjacent to the footpath. However, as the footpath, shown on the submitted plan as running along the northern and south eastern boundaries of the field, lies on the southern side of the boundary this supplementary planting will not serve to screen the site from the footpath, though may provide additional screening from properties to the north. The planting along the boundaries of the site will provide little screening from the footpath in the short term and, given the average height of campervans of around 3m, unless the planting is robust and maintained at a higher level than usual for hedgerows, it will not provide effective screening of the site

Highways/Parking

The Highways officer has not raised an objection to the proposal in terms of the increased use of the access to Durley Brook Road and its impact on highway safety. The majority of the caravans are used only occasionally and therefore there will be limited vehicle movements associated with the use. It is confirmed by the applicant that the customers are only able to deliver or collect their caravan during daylight hours and that these movements will usually occur outside peak travel times. It is not therefore considered that an objection on highways grounds could be sustained.

Recommendation

Refuse for the following reasons:

1. The proposed development would result in a commercial open storage use, in a rural area, for which there is no operational or functional need for a countryside location. The development is therefore contrary to Policy MTRA4 of Winchester Local Plan Part 1 – Joint Core Strategy.
2. The development by reason of its size and location represents an incongruous and visually intrusive feature to the detriment of the character and appearance of the rural area.

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Informatives:

1. In accordance with paragraph 38 of the NPPF, 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 applicant and the agent was kept informed of the progress of the application.

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
 - Local Plan Part 1 - Joint Core Strategy: DS1, MTRA4, CP8, CP10, CP13, CP20
 - Local Plan Part 2 - Development Management and Site Allocations: DM1, DM15, DM16, DM17, DM18, DM19, DM20, DM23, DM24

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Appendix 1.

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

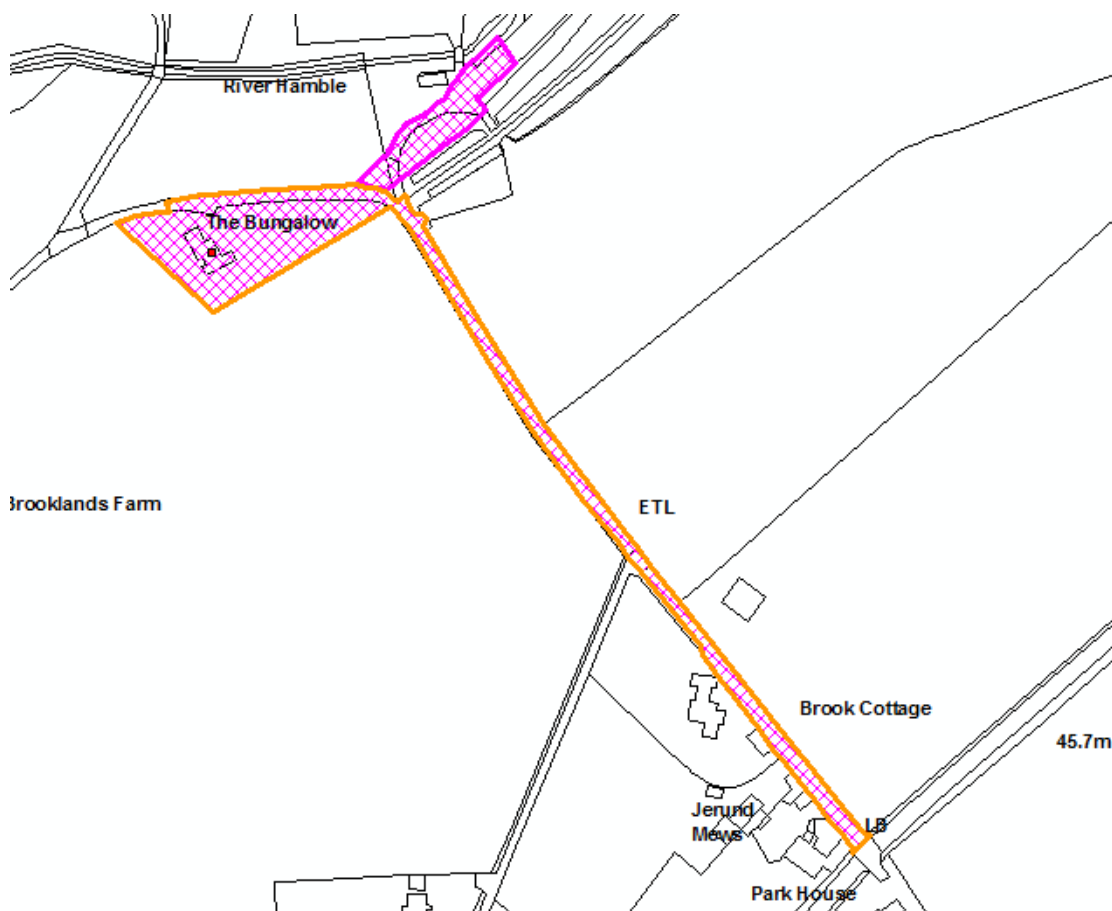
Request from Councillor: Steve Miller
Case Number: 19/01415/Ful
Site Address: Shady Oaks, Durley Brook Road, Durley SO32 2AR
Proposal Description: Use of land for storage of caravans/campervans
Requests that the item be considered by the Planning Committee for the following material planning reasons: That this is diversification of a small farm business and the need for the Council to support rural business. It is supported by the Parish Council and have several letters of support proofing there is a need for such storage. Preferred outcome that it is granted permission.

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WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 19/00464/FUL
Proposal Description: Change of use of domestic swimming pool to commercial use
Address: The Bungalow Botley Road Bishops Waltham SO32 1DR
Parish, or Ward if within Winchester City: Bishops Waltham
Applicants Name: Mr Ricky Fernandez
Case Officer: Nicola Clayton
Date Valid: 01.03.2019

Recommendation: Application Refused



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General Comments

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

Site Description

This application relates to a bungalow located in a relatively isolated position. Access to the application site is from Botley Road (B3305) via public rights of way (Bishops Waltham Footpaths nos. 43b and no. 42 - *The Pilgrims Trail*).

Botley Road is a classified road subject to the national speed limit.

Proposal

Retrospective change of use of domestic swimming pool to commercial use.

Relevant Planning History

17/02161/HOU - The removal of the existing polycarbonate pool cover and replacement with a timber clad pool house. Permitted November 2017.

Consultations:

HCC Highways – Objection

The Highway Authority consider that the proposal does not include a safe and suitable access and is contrary to paragraphs 98 and 108 of the National Planning Policy Framework (February 2019). The Highways Authority recommend refusal.

Representations

The Parish Council - No objection in principle but if WCC are minded to approve would request the following conditions:

- The recommendations from the Highways Officer concerning visibility splays to be acted upon.
- The applicant to provide, install and maintain appropriate notices - 15mph/children/pedestrians etc.
- The applicant to provide 6 parking spaces only for the business and to schedule swimming times to avoid concurrent arrivals and departures.

5 Objections have been received raising material planning objections on the grounds of Highway Safety: a) increase in traffic along the lane is dangerous for cars and pedestrians b) inadequate parking and, c) poor visibility at the junction with Botley Road.

23 Support letters raising material planning reasons have also been received, these include a) the use is an asset to the community, b) adequate parking is provided for the use, c) no highway safety problems experienced by users of the pool, d) support should be given to local businesses.

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Relevant Planning Policy

Winchester District Local Plan Part 1 (Joint Core Strategy)
MTRA 1, MTRA 4

Winchester District Local Plan Part 2 - (Development Management and Site Allocations).
DM15, DM16, DM18

Paragraphs 98 and 108 of the National Planning Policy Framework (February 2019)

Planning Considerations

Principle of development

Policy MTRA1 states that the spatial planning vision for the Market Towns and Rural Area will be achieved through identifying and providing for the needs of each settlement, to fulfil its needs relative to its role and function.

The development proposal is deemed to be a community use when considered against the provisions of Policy MTRA4 and policy DM18 and the principle of the use is therefore considered acceptable providing that development proposed in accordance with this policy does not cause harm to the character and landscape of the area or neighbouring uses, or create inappropriate noise/light and traffic generation.

Impact on the character and appearance of the area

The private use of the pool house was approved under planning permission 17/02161/HOU and this proposal is therefore only for the use of the for business purposes. The proposal would therefore have no additional impact on the character or appearance of the area.

Residential Amenity

Given the location of the site in relative isolation from residential properties, the commercial use of the swimming pool in the manner proposed is not considered to result in any significant loss of residential amenity in terms of noise and disturbance.

Highways impact

Following the initial objection from the Highways Authority the applicant commissioned an independent Transport Statement to address the key issues raised. The report has been examined by the Highways Authority who have concluded that the results do not overcome the original concerns and are maintaining their objection to the scheme.

The Highways Authority advice points out several discrepancies and contradictions in the submission.

Section 2 of the Transport Note sets out an estimate of the trip generation that could result from the swimming classes being run from the application site; with 64 daily

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trips being predicted. This estimate is based on 30-minute sessions operating between 1000-1230 with two instructors being present.

The application form indicates different operational hours to these i.e. 0900-1800 Monday to Friday, 0930-1200 Saturday and 1000-1200 Sunday/bank holidays with 4 members of staff.

There are also different session times outlined in the document entitled Supporting Statement. In addition to these discrepancies, Appendix 1 of the Supporting Statement indicates that two companies run swimming classes at the site. This being the case the trip generation is likely to be significantly under estimated.

It is suggested in the Transport Note that arriving vehicles will not meet with vehicles departing the site, as customers are advised to arrive 15 minutes before the 30 minute sessions and are then likely to leave 15 minutes (time taken to change) after the class. This conclusion however seems flawed; the stated times actually indicates the contrary, that vehicles will be arriving and departing at similar times. In any case the arrival and departure times of vehicles would be difficult to control and enforce.

No details of existing traffic flow on the access road have been provided. The agricultural premises attract goods/delivery type vehicles. The access road is narrow of single lane width with limited passing places. It was noted from the Highway Authority's site visits that forward visibility along the access road (due to the horizontal and vertical alignment) is not sufficient between all the passing areas (passing bay/private access) to prevent drivers needing to reverse to allow an oncoming vehicle to pass. Conflicting vehicle movements result in cars having to reverse some distance to allow another to pass (using private accesses).

The access road forms public rights of way (Bishops Waltham Footpaths nos. 43b and no. 42 - The Pilgrims Trail), that are in frequently use by pedestrians.

The Highway Authority considers that the additional vehicle movements associated with the use of the swimming pool for classes/lessons would not only cause additional instances of conflict between opposing vehicles but also between pedestrians and vehicles, compromising pedestrian safety.

Section 4 of the Transport examines the suitability of the access road junction onto Botley Road. The information provided does not demonstrate that vehicles can access and egress the junction simultaneously. The property known as Park House is very close to the junction and affects the position of vehicles turning in (as does the speed of entering vehicles). Moreover, cars are not the only the vehicles using the lane.

The Highway Authority considers that the increase in the use of the junction is likely to result in an increase in the risk of rear end shunts for vehicles turning in from Botley Road.

Drawing no. 0202.0506.001 included in Appendix B illustrates visibility splays of 2.4m by 215m, which are appropriate for the speed limit of Botley Road. It was

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however noted from the Highway Authority's initial site visit that boundary hedges/vegetation of adjoining properties obscured visibility at the junction reducing the available visibility splays to significantly less than that illustrated on the drawing (particularly to the left on exit). Whilst vegetation has recently been cut back, the submitted details do not demonstrate that the applicant has the authority to cut back hedges/vegetation on third party owned land to maintain the visibility splays.

Other matters

It is recognised that the commercial use of the swimming pool for the purposes of providing lessons for children, including those with disabilities, would generally be supported in policy terms as it is considered an essential facility serving the local community in accordance with policy DM10 of the LPP2. However this needs to be weighed against the concerns reached in relation to the impact of the development on highway safety.

Conclusion

Given the conclusions reached on the highways impact of the proposal it has not been demonstrated that the development proposal can be accommodated in a manner that would not cause increased danger and inconvenience to highway users. Based upon this assessment it is not considered that the commercial and social benefits of the business use is sufficient to weigh in favour of permitting this scheme which would be harmful to highway safety and contrary to policy DM18 of the LPP2

Recommendation

Application refused for the following reason(s)

- 1) The application site access onto Botley Road (B3305) is substandard in terms of geometry and visibility to serve the business use and the resultant increase in vehicle movements causes additional danger and inconvenience to other highway users which is contrary to policy DM18 of the adopted LPP2.
- 2) The road leading to and from the site is of inadequate width to accommodate safety the additional traffic which the use generates which is contrary to policy DM18 of the adopted LPP2.

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PDC1145
PLANNING COMMITTEE

REPORT TITLE: CONFIRMATION OF TPO 2259 – LAND AT TROSNANT SUN
LANE ALRESFORD

12 SEPTEMBER 2019

REPORT OF CABINET MEMBER: Cllr Jackie Porter portfolio holder for built
environment and well being

Contact Officer: Lloyd Fursdon Tel No: 01962 848210 Email
lfursdon@winchester.gov.uk

WARD(S): ALRESFORD & ITCHEN

PURPOSE

To consider confirmation of Tree Preservation Order 2259 to which three letters of objection have been received.

RECOMMENDATIONS:

1. That having taken into consideration the representations received, Tree Preservation Order 2259 is confirmed.

IMPLICATIONS:1 COUNCIL STRATEGY OUTCOME

- 1.1 The confirmation of this Tree Preservation Order (TPO) will contribute to the High Quality Environment outcome of the Community Strategy by maintaining the environmental quality and character of the area.

2. FINANCIAL IMPLICATIONS

- 2.1 There are no financial implications for the City Council at this stage. Compensation is potentially payable only where sufficient evidence has been provided by an applicant to support an application to carry out works to the protected tree and where that application is refused.

2 LEGAL AND PROCUREMENT IMPLICATIONS

None

3 WORKFORCE IMPLICATIONS

- 3.1 None

4 PROPERTY AND ASSET IMPLICATIONS

- 4.1 None

5 CONSULTATION AND COMMUNICATION

- 5.1 On serving of the TPO, the landowner and immediate neighbours were notified and allowed 28 days to object.
- 5.2 At the time that TPO 2259 was served there were three letters of objections received

6 ENVIRONMENTAL CONSIDERATIONS

- 6.1 Trees have a significant impact on our surroundings, the quality of our lives and where we live. They form an important and integral part of the countryside and in every town and village throughout the District. Trees support the natural beauty of our countryside and diversity of our natural wildlife.

7 EQUALITY IMPACT ASSESSEMENT

None

8 DATA PROTECTION IMPACT ASSESSMENT

- 8.1 None required

9 RISK MANAGEMENT

10.1 None

Risk	Mitigation	Opportunities
<i>Property</i>	N/A	N/A
<i>Community Support</i>	N/A	N/A
<i>Timescales</i>	N/A	N/A
<i>Project capacity</i>	N/A	N/A
<i>Financial / VfM</i>	N/A	N/A
<i>Legal</i>	N/A	N/A
<i>Innovation</i>	N/A	N/A
<i>Reputation</i>	N/A	N/A
<i>Other</i>	N/A	N/A

10 SUPPORTING INFORMATION:

- 10.1 This matter comes to Planning Committee because three objections to the making of TPO 2259 has been received and have not been withdrawn.
- 10.2 TPO 2259 was served at Trostant, Sun Lane Alresford on 15th April 2019. The Council received a 211 notification (notice to carry out works to trees within a Conservation Area). The proposal was T1 Thuja plicata. (Western Red Cedar) Remove.G1 Taxus baccatta (Yew) x 3. Remove.T2 Fagus Sylvatica.(Beech) Reduce three lowest limbs growing towards house (Trostant) by 2m.T3 Lawson cypress. Remove.
- 10.3 The Arboricultural Officer's assessment of the trees is as follows
- 10.4 The tree(s) subject to this application are protected by virtue of the New Alresford Conservation Area.
- 10.5 The tree (T1) can be clearly seen from the public standpoint of Sun Lane.
- 10.6 The tree is a mature specimen of good form and appears to be healthy and in good overall condition.
- 10.7 The other proposed works (G1, T2 and T3) are acceptable and the remedial works to T2 are within the tree's ability to tolerate the pruning without unduly impacting on its health or value in the landscape. G1 and T3 have no public visual amenity.
- 10.8 The Arboricultural officer's recommendation at the time of his assessment of the section 211 notification was to make a TPO for T1 only and raise no objection to the proposed trees works to G1, T2 and T3.
- 10.9 If TPO 2259 is not confirmed, the TPO will expire on 15th October 2019.

11 OTHER OPTIONS CONSIDERED AND REJECTED

11.1 At the time that TPO 2259 was served, the Council received 3 letters of objection.

12 **Summary of objections**

13.1 The tree is non native and continues to grow excessively, damaging the structure and surroundings

13.2 Sun Lane is effected by over hanging branches

13.3 The branches of the tree overhang the bowling green and are detrimental to the playing surface of the bowling green.

13.4 Bowling club members concerned about future damage to the bowling green levels, paths and water from the tree root system.

13.5 The tree drops cones on the bowling green which has to be continuously removed.

14. **Arboricultural Officers Response**

14.1 T1- Western Red Cedar is in full public view from Sun Lane giving it high visual public amenity value and therefore making it suitable for protection from a TPO as confirmed by the TEMPO assessment set out below. Government guidance states that trees subject to protection from a TPO or parts of them should be visible from a public place.

14.2 The protection of T1 by a Tree Preservation Order is in accordance with Government guidance which states that "orders should be used to protect selected trees if their removal would have a significant negative impact on the local environment and its enjoyment by the public." The proposed removal of T1 would have a detrimental impact on the visual public amenity value that the tree currently provides.

14.3 The Secretary of State's view is that the higher the amenity value of the tree or woodland and the greater any negative impact of proposed works would have on amenity, the stronger the reasons needed before consent is granted.

14.4 There are no arboricultural reasons or justification provided for the felling of T1. There are no reports of structural damage being caused to the dwelling or bowling green.

14.5 The owner of the tree has stated in his letter of objection that he wishes to remove the tree in order to create garden space for an annexe he is seeking planning permission for. The confirmation of TPO 2259 will ensure that the tree is retained and protected if construction of the annexe is approved.

BACKGROUND DOCUMENTS:-

Planning Practice Guidance – Tree Preservation Orders and trees in conservation areas.

Tree Evaluation Method for Preservation Orders- (TEMPO)

TEMPO is designed as a field guide to decision-making, and is presented on a single side of A4 as an easily completed pro forma.

TEMPO is based on the accumulated scores derived in Parts 1 & 2 of the survey sheet and identifies four outcomes, as follows:

- Any 0 points you cannot apply TPO
- 1-6 points TPO indefensible
- 7-10 points Does not merit TPO
- 11-14 points Possibly merits TPO
- 15+ points Definitely merits TPO

Trees scoring 15 points or more are those that have passed both the amenity and expediency assessments, where the application of a TPO is fully justified based on the field assessment exercise.

The following Tree Evaluation Method for Preservation Orders (TEMPO) assessment has been carried out to evaluate the amenity value of T1- Western Red Cedar.

Condition & suitability for TPO	Fair	Suitable	5 points
Retention span (in years)	40-100	Very suitable	4 points
Relative public visibility & suitability	Large or medium trees clearly visible to the public	Suitable	4 points
Other factors	Members of groups of trees that are important for their cohesion	No other factors	1 point

Expediency assessment	Foreseeable threat to trees	Foreseeable	3 Points
Total			17 points awarded - Definitely merits TPO

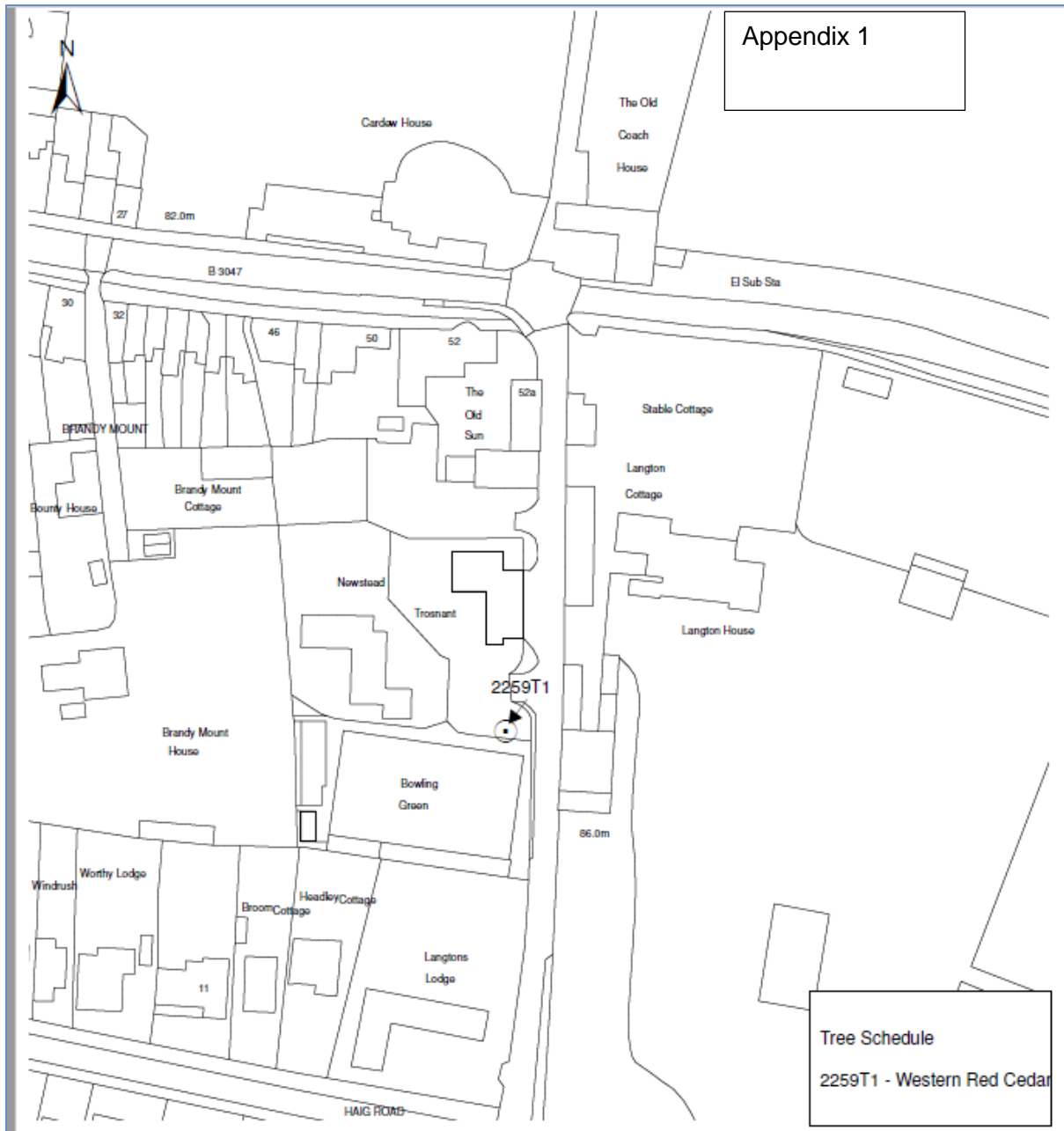
T1 scores a total of 17 points which establishes that the tree definitely merits a TPO and confirms that T1 is of sufficient public visual amenity value to be protected by a TPO.

Other Background Documents:-

None

APPENDICES:

Map – Appendix 1



A1 Area

G1 Group

W1 Woodland

T1 Tree

OS Grid: 59 - 32

Scale: 1:1000 @ A4

Date : 11 April 2019

TOWN AND COUNTRY PLANNING ACT 1990
Section 198 - 201

Tree Preservation Order No. 2259

Location: 'Trosnant'
Sun Lane
Arlesford
SO24 9LZ



Winchester
City Council

Director of Operations
Winchester City Council
POBox 497, City Offices
Colebrook Street
Winchester
Hampshire
SO23 9DD

Telephone 01962 840 222
Fax 01962 841 355

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