



Meeting	Planning Committee
Date and Time	Thursday, 13th December, 2018 at 9.30 am.
Venue	Walton Suite, Guildhall, Winchester

AGENDA

PROCEDURAL ITEMS

1. **Apologies and Deputy Members**

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

2. **Disclosures of Interests**

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

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

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

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

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

4. **Minutes** (Pages 9 - 22)

Minutes of the meeting held on 31 October 2018 and the previous meeting held on 15 November 2018.



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 11 December 2018**, 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 Agenda Items 7 - 10 (PDC1122)	
7.	Dildawn, Tudor Way, Kings Worthy, Winchester Case No: 18/01174/FUL (Pages 23 - 36)	The Worthys
8.	14 Chesil Street, Winchester, SO23 0HU Case number: 17/03096/FUL (Pages 37 - 58)	St Michael
9.	Crabwood Lodge, Sarum Road, Winchester, SO22 5QS Case number: 18/01896/REM (Pages 59 - 66)	Wonston & Micheldever
10.	Bramble Cottage, 4 Dean Lane, Winchester, SO22 5LH Case number: 18/01697/FUL (Pages 67 - 76)	St Barnabas
11.	Planning Applications - SDNP Agenda items 12 & 13 & WCC items 14 & 15 (PDC 1122 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).

- | | | |
|-----|--|------------------------|
| 12. | Manor House Barn, High Street, Meonstoke,
Southampton, SO32 3NH
Case number: SDNP/18/03229/LIS (Pages
77 - 86) | Central Meon
Valley |
| 13. | Manor House Barn, High Street, Meonstoke,
Southampton, SO32 3NH
Case number: SDNP/18/03228/HOUS
(Pages 87 - 96) | Central Meon
Valley |
| 14. | Meadows Farm, Ervills Road, Worlds End,
Hambledon, PO7 4QU
Case number: 18/01806/FUL (Pages 97 -
108) | Denmead |
| 15. | Greenwood Farm, Greenwood Lane, Durley,
SO32 2AP
Case number: 18/02185/FUL (Pages 109 -
114) | Bishops
Waltham |

L Hall
Head of Legal Services (Interim)

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



5 December 2018

Agenda Contact: David Shaw, Principal Democratic Services Officer
Tel: 01962 848 221 Email: dshaw@winchester.gov.uk

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

MEMBERSHIP

Chairman: Ruffell (Conservative)

Vice-Chairman: Read (Conservative)

Conservatives

Cunningham
McLean
Berry

Liberal Democrats

Clear
Evans
Izard
Rutter

Deputy Members

Scott

Laming and Weir

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

Timing

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

The Officer's presentation

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

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

Committee to provide advice on such matters and a legal representative will attend all Planning Committee meetings.

Members' Questions

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

PUBLIC PARTICIPATION:

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

- Objectors (3 minutes),
- Parish Council representatives (3 minutes),
- Ward Members (local District Councillors)/Portfolio Holders (5 minutes),
- and supporters of the application (3 minutes).

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

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

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

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

The Councillors' Debate

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

- permit,
- refuse or

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

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

Voting:

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

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

After the meeting

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

DISABLED ACCESS:

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

This page is intentionally left blank

Public Document Pack Agenda Item 4

PLANNING COMMITTEE

Wednesday, 31 October 2018

Attendance:

Councillors
Ruffell (Chairman)

Read
Clear
Cunningham

Izard
McLean, (except for Item 14)
Rutter

Deputy Members:

Councillor Weir (Standing Deputy for Councillor Evans) (except for Items 11 to 14)

Others in attendance who addressed the meeting:

Councillors Horrill (Leader), Cutler, Griffiths (Portfolio Holder for Health and Wellbeing), Hutchison, Huxstep, Laming, Learney, Murphy, Thompson and Warwick (Portfolio Holder for Environment).

Others in attendance who did not address the meeting:

Councillors Becker, Bell, Brook (Portfolio Holder for Built Environment) and Prince.

Apologies for Absence:

Councillors Evans

1. **DISCLOSURES OF INTERESTS**

Councillor Weir declared a personal (but not prejudicial) interest in respect of item 6 (Garrison Ground, Bar End Road) due to her role as Trustee of Winchester Action for Climate Change (WinACC).

Councillor Izard made a personal statement in respect of item 14 (6 Valley Close, Colden Common) that as a Ward and Parish Councillor he had refrained from taking part in discussions regarding this site, therefore he had not predetermined the application and took part in the discussion and vote thereon.

2. **PLANNING APPLICATIONS** (Report PDC1119 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.

The Committee agreed to receive the Update Sheet as an addendum to Report PDC1119.

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

3. **GARRISON GROUND, BAR END ROAD, WINCHESTER**

Item 6: Demolition of existing structures and erection of a new Winchester Sport and Leisure Centre, with associated access, landscaping, drainage and car parking
Garrison Ground, Bar End Road, Winchester
Case number: 18/01469/FUL

The Head of Development Management referred Members to the Update Sheet which set out the full conditions of the application which had been re-worded and rearranged.

In addition, a verbal update was provided outlining a revision to the updated Condition 9 to read "BREEAM excellent".

During public participation, Tom Brenan (WinACC), Patrick Davies and Mary Tiles (City of Winchester Trust), John Doyle, Phil Gagg, Jeremy Mortimer, Janet Berry (Highcliffe Community Forum for Action (HCFfA)) and Emma Back (Winchester Sport, Art and Leisure Trust (SALT)) spoke in objection to the application and Mike Lawless (LA Architects), David Sherry (Winchester and District Athletics Club) and Mike Fisher (Penguins Swimming Club) spoke in support of the application and all answered Members' questions thereon.

During public participation, Councillor Murphy spoke on this item as Ward Member. Councillors Laming (Badger Farm and Oliver's Battery), Learney (St Barnabas), Hutchison and Thompson (St Paul) also spoke on this item as Ward Members for their respective contiguous wards.

In addition, Councillors Griffiths (Portfolio Holder for Health and Wellbeing) and Warwick (Portfolio Holder for Environment) also addressed the Committee on this item in their capacity as Portfolio Holders.

A summary of the points raised by each of these Members is set out below:

Councillor Laming

- The pre-application did not meet the budget or facility mix;
- Building design only just reached the requirements of the green standard
- Maximised Carbon Reduction
- Use of polycarbonate material and maintenance costs
- Omission of the Depot Site from the application
- Layout fails to address design
- Failure to provide pedestrian link to residents in Milland Road
- Provision of electric vehicle charging points less than 75% of spaces

- Agree the need for a Leisure Centre but not at any cost – design does not meet aspirations
- Solar PV

Councillor Murphy

- Pre-application flaws with improvements to be made
- Adverse impact on traffic for the residents of Highcliffe and negative impact on neighbouring properties
- Children crossing hazardous
- Car Park taking up invaluable green space at the Garrison Ground
- Provision of disabled parking and pick up/drop off points
- Negative impact on the four aims of the Winchester Town Access Plan
- Failure to improve congestion and air quality
- Inadequate pedestrian and cycle routes – increase to the 40 bicycle spaces provided
- Noise and light pollution as a result of the hours of use – request reduction in this from 0500- 0000 hours to 0600 – 2300 hours
- Carbon footprint of the development – 50% more energy than current
- Winchester parking set to increase by 22%
- Contravenes Winchester Town Access Plan and the Lower Carbon Council vision

Councillor Learney

- Transport aspects – too far to travel for residents using public transport
- The increase to carbon footprint caused by car journeys
- Contrary to Local Plans Part 1 and Part 2 (LPP1 and LPP2) and policies
- Transport assessment is inadequate with proposed increase in traffic over city bridge
- Insufficient bus services with the No.4 bus service running less than hourly and no evening service and the park and ride bus service not scheduled to operate on a Sunday; only with the goodwill of Stagecoach currently – transport review required
- Pedestrian and cycling access routes inadequate
- Priority given to vehicles at the roundabout junction at Bar End causing access issues for pedestrians and cyclists
- Updated transport assessment required to make mitigation measures

Councillor Hutchison

- Supports new Sports and Leisure which provides a fantastic opportunity. However considered the application to be too premature
- Failure to adhere to LPP2, particularly Policy DM14 – outside the settlement boundary
- Does not fit in the surrounding neighbourhood
- Disconnected facilities
- Poor links with the Depot site and HCC building
- Missed opportunity for development to make a contribution to resource
- Application should contribute to wider regeneration objectives

Councillor Thompson

- Would support a new Leisure Centre that provided facilities for all sports and abilities equally but considered that concerns existed in the facility mix of this application.
- Considered the application to be an aquatic facility primarily with the sports hall as add on. Sports hall and club facilities weak as contributed the same numbers as the existing River Park Leisure Centre and unable to cope with the growing population.
- Safe and attractive walking and cycling routes required to support the application
- Request an amendment to Condition 34 to reduce the hours of use due to conflicts with local residents and poor consultation on this matter
- Facilities expensive to manage
- A fully costed business plan was required – Operator yet to be appointed, in danger of granting permission for a Leisure Centre that cannot be afforded.

Councillor Warwick addressed the main issues raised by Members in respect of Energy Efficiency, Biodiversity and Traffic and Transport, as summarised below:

- The Council were working with experts to achieve an 'A' rated Energy Performance Certificate
- There would be a 16.8% reduction in CO2 which exceeded the building's energy regulation requirements.
- Photovoltaic cells were provided
- The new centre was 35% larger than the RPLC and also provided a 20metre training pool, splash zone, and hydrotherapy suite and therefore had a greater carbon footprint by comparison. However, this was offset by a reduction in emissions of 27% per sq. mtr from the existing centre
- The Leisure Centre was a facility for all- the many residents over the whole of the District and beyond.
- HCC had incorporated the Bar End location as part of their transport assessment. A new crossing point would be installed along Bar End Road, a new bus stop would be positioned close to the Leisure Centre as the Council would continue to work with HCC and the bus operator to investigate additional bus routes.
- Sustainable Travel Plan to be produced once an operator for the Leisure Centre had been appointed.

Councillor Griffiths

- The application had received no objection from the statutory consultees.
- In 2013 the Council agreed that Bar End was the correct location for the provision of the new Leisure Centre, since this time there had been consultations and conversations with many residents, groups and skilled partners in the sports and leisure industry to listen and understand views to design one facility for all on the Garrison Ground, through to King George V.
- The development offered: soft landscaping design; cohesive links with the athletic track; drainage to the south of the site; energy efficiency; extensive use of glazing; sports and community events; connecting building externally;

- recycling materials; open viewing galleries which were accessible for all; a significant improvement to current facilities;
- When appointed, the operator would be tasked with producing a Traffic Management Plan, in conjunction with the Council and HCC to adhere to the Council's aims and aspirations.

During consideration of this item, a number of questions were raised by the Committee and the following responses were received:

In respect of the proposed hours of use, the Council's Environmental Health Scientific Officer clarified that advice given was not specific to the hours of use, set out in the report and that officers had sought to adequately control any potential impact from noise and lighting via thorough conditions. As a result, officers were satisfied with the hours of use proposed (0500 to 0000 hours) and advised that this would be a matter for the Committee to consider when reaching its decision.

Hampshire County Council's Highways Officer confirmed that the plans had been taken on board in respect of the Movement Strategy. In addition, he stated that there were existing bus services operating in Winchester and the surrounding area that ran to and from the facility and that it was anticipated that 68% of trips to the site would not travel through the town centre, with the majority of visitors expected by car, due to its close proximity to the motorway.

To address concerns regarding energy efficiency and sustainability, Members attention was drawn to the report which set out the CO2 savings submitted by the applicant that identified a 16.8% reduction in energy within the fabric of the building. The application provided three electric vehicle charging points on site, with possible scope to increase this level in the future based on need. The Head of Development Management clarified that the applicant had a Strategy in place to mitigate carbon emissions and the report covered this aspect in planning terms, therefore officers were satisfied that the application met Policy CP11 in this respect.

In relation to drainage measures for surface water on site, the Council's Head of Drainage and Special Maintenance clarified that the site was a naturally sloping site to an adjacent watercourse that led to the River Itchen via the Bar End Industrial Estate where there was good drainage provision. He stated that the proposed water would be held on site in a SUDS/Retention system and discharged to the adjacent watercourse at the naturally occurring greenfield run off rate so there wouldn't be any increase in the flow of water to the existing watercourse. It was confirmed that there will be a maintenance plan for the on site drainage, and all the required details for drainage have been adequately conditioned within the report and there were no concerns that this would not be achieved.

At the conclusion of debate, the Committee agreed to grant permission for the reasons and subject to the informatives set out in the Report and the revised conditions set out in the Update Sheet, subject to: the verbal update to amend the wording of revised Condition 9 to read 'BREEAM excellent'; an amendment to revised Condition 34 to change the hours of use to read 0500 to **2300** hours;

and an additional condition requesting details of the Travel Plan to be submitted to officers, with the precise wording of this condition to be delegated to the Head of Development Management, in consultation with the Chairman

4. **LAND AT STANMORE ESTATE, NORTH OF STANMORE LANE, WINCHESTER**

Item 8: Reserved matters application – consent for appearance, landscaping, layout and scale for new dwellings behind St Lukes Church.

Land at Stanmore Estate, North of Stanmore Lane, Winchester

Case number: 18/01792/REM

During public participation, David Chafe spoke in support of the application and answered Members' questions thereon.

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

5. **30 CLIFTON ROAD, WINCHESTER, SO22 5BU**

Item 9: Proposed light well and bike store

30 Clifton Road, Winchester, SO22 5BU

Case number: 18/01807/HOU

The Head of Development Management referred Members to the Update Sheet which set out; an amendment to Condition 3; and an addition to Condition 5.

During public participation, John Hearn spoke in support of the application and answered Members' questions thereon.

At the conclusion of debate, the Committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet.

6. **34 CHALK RIDGE, WINCHESTER, SO23 0QW**

Item 10: Change of use from a 6 bedroom C4 class HMO to a 7 bedroom Sui Generis House in Multiple Occupation

34 Chalk Ridge, Winchester, SO23 0QW

Case number: 18/01782/FUL

The Head of Development Management referred Members to the Update Sheet which made reference to the Article 4 Direction on the agenda on this item and stated that this direction did not apply to this particular application site.

During public participation, Tim Prowting spoke in objection to the application and answered Members' questions thereon.

At the conclusion of debate, the Committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet.

7. **THE BUNGALOW, SOUTHWICK ROAD, NORTH BOARHUNT, FAREHAM**

Item 11: Change of use of land from travelling showpersons permanent family plot to private residential garden for The Bungalow.
The Bungalow, Southwick Road, North Boarhunt, Fareham
Case number: 18/01732/FUL

In response to questions from Members, the Head of Strategic Planning clarified that there was an identified need assessed as part of the Gypsy and Traveller Development Plan Document (DPD) requiring 15 pitches for gypsy and travellers and 24 pitches for travelling showpersons across the District.

It was noted that at present the Council had achieved the 15 pitch target for gypsy and travellers but had a shortfall in the provision of the number of travelling showpersons plots of eight plots; this was based on the evidence carried out in the Gypsy and Traveller Accommodation Assessment 2016. Therefore, there was a need for the site to be retained for this purpose and the application was recommended for refusal and contrary to Policies within the emerging Gypsy and Traveller DPD (Policy TR1) and adopted Local Plan Part 1 Policy CP5.

During public participation, Michael Knappett (agent) spoke in support of the application and answered Members' questions thereon.

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

In summary, Councillor Cutler raised the following points:

- Supported the application as the Gypsy and Traveller DPD had not yet been formally adopted by the Council as Policy and was therefore unenforceable.
- Local knowledge is that not all other pitches allocated for this purpose in Boarhunt are occupied by travelling showpersons suggesting there is no demand.
- Applicant trying to sell property for 14 months as no longer residing in this District and property remains unoccupied but unable to be sold due to this restriction.
- Suggested this is a virtual site which will never be able to be used by travelling showpersons as the owner would not allow its use so would not increase the Council's pitch provision in any event.

At the conclusion of debate, the Committee agreed to grant permission for the following reason: The DPD has not yet been adopted and this site is not now available (as was proposed in the DPD).

8. **RENWOOD, OUTLANDS LANE, CURDRIDGE, SO30 2HD**

Item 12: Change of use from Nil use to Residential
Renwood, Outlands Lane, Curdridge, SO30 2HD
Case number: 18/01942/FUL

During public participation, Simon Fleming and Eric Bodger (Curdrige Parish Council) spoke in objection to the application and Ronald Ross (applicant) spoke in support of the application and answered Members' questions thereon.

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

In summary, Councillor Huxstep raised the following points:

- Land used as valuable amenity space by Outlands Road residents for informal parking on an unallocated basis
- No established need for this application
- Contrary to Policies DM15, DM16, DM17 and DM23 as land a local rural asset and should be refused.

At the conclusion of debate, the Committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the Report, subject to an amendment to Condition 3 to ensure that boundary hedging must not exceed 1.2 metres in height.

9. **BUSHMOOR FARM, WESTLEY LANE, SPARSHOLT, WINCHESTER**

Item 13: Erection of a 3 bedroom, two storey agricultural workers dwelling, car parking and garden area (AMENDED DESCRIPTION)

Bushmoor Farm, Westley Lane, Sparsholt

Case number: 18/01133/FUL

During public participation, Sue Wood (Sparsholt Parish Council), Tony Charles and Edward Wheeler (applicant) spoke in support of the application and answered Members' questions thereon.

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

In summary, Councillor Horrill raised the following points:

- Requested that the Committee consider approving the application for this house in its rural countryside location to support the applicant's successful farming business.
- Applicant received a DEFRA grant for butchers unit, purchased more land and possessed a commitment to farming of over 11 years
- Satisfied all other criteria of Bruton Knowles' assessment and meets the requirements of Policy DM11.
- 1.16 full time equivalents was the calculation used by Bruton Knowles but this did not incorporate the applicant's time spent in the butchering unit and the packaging of produce which all took place on site.

At the conclusion of debate, the Committee agreed to grant permission for the following reasons: the proposal accords with Policy DM11. Conditions would be included to protect trees and ecology, to require details of materials and

drainage and to restrict occupation to an agricultural worker. with precise wording to be delegated to the Head of Development Management, in consultation with the Chairman.

10. **6 VALLEY CLOSE, COLDEN COMMON, SO21 1UN**

Item 14: (AMENDED PLANS) Development of a single dwelling on the land adjacent to number 6 Valley Close
6 Valley Close, Colden Common, SO21 1UN
Case number: 18/01809/FUL

During public participation, Mary Shields, David Harwood and Rob Veck spoke in objection to the application and answered Members' questions thereon.

At the conclusion of debate, the Committee agreed to refuse permission for the following reasons: contrary to Policy DM16, does not respond positively in terms of its design, scale and layout.

RESOLVED:

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

(i) That in respect of item 6, permission be granted for the reasons and subject to the informatives set out in the Report and the revised conditions set out in the Update Sheet, subject to: the verbal update to amend the wording of revised Condition 9 to read 'BREEAM excellent'; an amendment to revised Condition 34 to change the hours of use to read 0500 to **2300** hours; and an additional condition requesting details of the Travel Plan to be submitted to officers, with the precise wording of this condition to be delegated to the Head of Development Management, in consultation with the Chairman

(ii) That in respect of item 11, permission be granted for the following reason: The DPD has not yet been adopted and this site is not now available (as was proposed in the DPD).

(iii) That in respect of item 12, permission be granted for the reasons and subject to the conditions and informatives set out in the Report, subject to an amendment to Condition 3 to ensure that boundary hedging must not exceed 1.2 metres in height.

(iv) That in respect of item 13, permission be granted for the following reasons: the proposal accords with Policy DM11. Conditions would be included to protect trees and ecology, to require details of materials and drainage and to restrict occupation to an agricultural worker, with precise wording to be

delegated to the Head of Development Management, in consultation with the Chairman; and

(v) That in respect of Item 14, permission be refused for the following reasons: contrary to Policy DM16, does not respond positively in terms of its design, scale and layout.

The meeting commenced at 9.30am, adjourned between 12.45pm and 2.00pm and concluded at 5pm.

Chairman

Public Document Pack

PLANNING COMMITTEE

15 November 2018

Attendance:

Councillors
Ruffell (Chairman)

Read
Clear
Cunningham
Evans

Izard
McLean
Rutter
Berry

1. DISCLOSURES OF INTERESTS

Councillors Clear and Evans both declared a personal (but not prejudicial) interest in respect of item 7 (land to the rear of 1 – 34 School Road, Wickham) as they were members of Wickham Parish Council, which had approved the inclusion of site in the Local Plan Part 2 process. Having a personal interest only they both voted on this item.

2. MINUTES

RESOLVED:

That the minutes of the previous meeting of the Committee held on 18 October 2018 be approved and adopted.

3. PLANNING APPLICATIONS - WCC AGENDA ITEMS 7 AND 8 (PDC1121)

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

The Committee agreed to receive the Update Sheet as an addendum to Report PDC1121.

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

4. LAND TO THE REAR OF 1 TO 34 SCHOOL ROAD, WICKHAM, WINCHESTER CASE NO: 18/01282/REM

The Head of Development Management referred Members to the Update Sheet which set out two additional conditions that were required in relation to ecology as follows:

Prior to commencement of any tree works in the area shown as Broad-leaved Woodland on the Phase 1 Habitat Map in the Ecological Assessment DFA18009V3 September 2018, a qualified ecologist shall be engaged to oversee works to trees in this area. Details of the

appointment and scope of the monitoring shall be agreed in writing by the local planning authority before tree works commence.

Reason: In the interests of biodiversity.

Prior to the commencement of development, or any other preparatory works other than those already undertaken for archaeological investigations, a qualified ecologist shall be engaged to undertake a pre-construction badger survey to refresh existing data from two to four months prior to the commencement of construction. Thereafter, further surveys will be undertaken every six months or until the construction is complete. The monitoring will inform badger mitigation and its adaptation as required. Details of the appointment and scope of the survey work shall be agreed in writing by the local planning authority before development commences.

Reason: In the interests of biodiversity.

The Head of Drainage and Special Maintenance additionally informed the meeting that Southern Water had confirmed that they would be constructing a new pumping station to be completed in 2020, which was in line with the phasing of the construction of the development. The satisfactory provision of foul water drainage was covered by condition 5.

During public participation, Anton Hanney, Wickham Residents Association and Wickham Society spoke in objection to the application and answered Members' questions thereon.

At the conclusion of debate, the Committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet and also subject to amendment to condition 4 to ensure that permeable materials be used in appropriate places to reduce water run off from the development.

5. **18 DEAN LANE, WINCHESTER, CASE NO: 18/01620/FUL**

The Head of Development Management referred Members to the Update Sheet which set out the comments received from the Tree Officer on 8 November 2018 stating that there were no significant issues. A verbal update was provided to add an additional condition requiring the submission of a Construction Management Plan. An Amended Site and Landscape Plan (Dwg No 2266/02 B) had been submitted 12 November 2018 showing retention of rear boundary treatment. The Agent had also confirmed that the existing bungalow had 3 bedrooms.

During public participation, Patricia Fennell spoke in objection to the application and Huw Thomas, Agent, spoke in support and answered Members' questions thereon.

At the conclusion of debate, the Committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet.

RESOLVED:

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

(i) That in respect of item 7 (Land To The Rear Of 1 To 34 School Road, Wickham), permission be granted for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet subject to amendment to condition 4 to ensure that permeable materials be used in appropriate places to reduce water run off from the development.

(ii) That in respect of item 8, (18 Dean Lane, Winchester), permission be granted for the reasons and subject to the conditions and informatives set out in the Report, the Update Sheet and the additional condition referred to in the verbal update regarding the submission of a Construction Management Plan

6. **MEMBERS PLANNING DISTRICT COACH TOUR 2018 – FEEDBACK**
(PDC1120)

The Committee gave consideration to a summary of responses from the Coach Trip assessment and feedback form.

It was commented that future coach tours could consider visiting smaller sites and also sites that had divided the Committee's views when voting to approve an application.

RESOLVED:

That the report be noted.

7. **PLANNING APPEALS- SUMMARY OF DECISIONS JULY TO SEPTEMBER 2018**
(PDC1118)

The Committee gave consideration to the report which provided a summary of the development management and enforcement appeals received for the period 1 July to 30 September 2018.

RESOLVED:

That the report be noted.

The meeting commenced at 9:30am and concluded at 11:55am

Chairman

Agenda Item 7

Case No: 18/01174/FUL
Proposal Description: (Amended Description and Plans) 9 new dwellings with parking and associated landscaping following the removal of an existing bungalow.
Address: Dildawn Tudor Way Kings Worthy Hampshire
Parish, or Ward if within Winchester City: Kings Worthy
Applicants Name: Mr Samuel Doswell
Case Officer: Pat Aird
Date Valid: 8 June 2018

Recommendation: Application Permitted



Ordnance Survey, (c) Crown Copyright 2018. All rights reserved. Licence number 100022432

© Crown Copyright and database rights Winchester City Council License 100019531

Case No: 18/01174/FUL

General Comments

Application is reported to Committee due to the number of objections that have been received 19.

Amended plans received 16 November to reduce the number of dwellings from 10 to 9 and incorporating previous amendments to replace the window on the east side of front elevation of plots 2 and 10 and replace it with roof a light , to set plots 1 and 2 400mm lower into the slope of the land and add a rear wall to car ports. A revised landscaping scheme was received on 16 November 2018.

Site Description

The site is approximately 0.43 ha and located to the west of Kings Worthy, on Tudor Way just off Springvale Road. Tudor Way is a private road which leads directly west from Springvale Road and bends off to the north at the junction with the drive leading up to the bungalow, Dildawn.

The site slopes down steeply from west to east and comprises the brick built bungalow, front and rear garden of Dildawn, part of what was the rear garden of the house immediately to the south, number 134 Springvale Road and an area of open space at the junction of Tudor way and Springvale Road.

Immediately to the north is a bungalow, West Ridge, fronting Tudor Way which also has a steeply sloping garden enclosed with hedges and shrubs. To the north east is 132b Springvale Road which has a 1.8m high close boarded fence enclosing the rear garden which backs onto Tudor Way. Number 134 Springvale Road, has a garden enclosed with hedging and a 1.8m high close boarded fence. Number 136 Springvale Road has a shared boundary with the rear part of the site and further south is Foxwood Close, a development of 5 properties with an access off Springvale Road like several other developments in the vicinity.

There is a large copper beech (T2) in front of the existing bungalow, a willow (T3) on the open grassed area between Tudor Way and Springvale Road and two silver birch (T7 and T8) on the shared boundary at the front of Dildawn and Westridge which are protected by TPO1916.

Proposal

The proposal is for the demolition of the existing bungalow and erection of 9 two storey houses – 4 x 3 bed and 3 x 4 bed detached and 2 x 2 bed semi-detached dwellings.

The houses on plots 1 and 2 will be detached 3 bed and will be cut into the rising ground at the front in what was the front garden of the existing bungalow. The houses on plots 4 and 5 will be a pair of 2 bed semi detached and either side on plots 3 and 6 will be 2 no. 3 bed detached house. These houses on plots 3-6 will be in a row aligned E-W and located on the southern side of the access road. The houses on plots 8, 9 and 10 will be 4 bed detached and aligned N-S at the rear of the site.

Case No: 18/01174/FUL

The houses will be traditional in style and materials (red/orange brick with darker brick detailing and natural slate roofs) with block paving around the buildings and lawns at the rear.

The design of the houses on Plots 2 and 10 have been amended to reduce the potential for overlooking so what was a window on the north side of the front elevation will now be a 'tax window and the room will be lit by a roof light.

Plots 8 and 9 will have attached garages with 2 additional parking spaces on their forecourts. Plot 7 will have a detached garage with 2 additional parking spaces. Plots 3-6 will have car ports on the other side of the access road with a car parking space in front of each. There will be a visitor parking space next to the parking for plot 6. There will be a row of 2 car ports and 2 parking spaces in front of the house on plot 1 with a tree and hedge screening views from Springvale Road. The parking spaces will be surfaces with grey block paving.

Secure cycle parking will be within the garages or garden sheds.

Existing trees will be retained on the north and south boundaries with new privet, crab apple and lime trees planted throughout the site and yew and hornbeam hedging on the boundaries.

Relevant Planning History

05/01662/OUT (with time limit extended under 11/01383/OUT) Permitted 29.03 2012 - 25 affordable dwellings accessed off Hookpit Farm Lane

14/01861/OUT Refused 26.3.2015 Residential development of up to 50 no. dwellings to top field and 7 no. dwellings on 'Dildawn'; upgrading the existing access off Hookpit Farm Lane with associated roads, parking areas and landscaping with an optional access off Springvale Road (Amended description)

15/00969/OUT Permitted 06.02.2018. Residential development with 25 dwellings located on top field and 7 self build dwellings located on Dildawn (SHLAA site 329) including upgrading of existing access off Hookpit Farm Lane with associated roads, parking areas and landscaping

Consultations

Archaeology

No objection subject to conditions 15 and 16

HCC Lead Local Flood Authority

No objection subject to condition 2 requiring further details of surface water drainage

Engineers: Drainage:

No objection subject to conditions 2 and 3.

Engineers: Highways:

Case No: 18/01174/FUL

No objection subject to conditions to prevent mud on highway and parking of operative and other vehicles during construction and completion/retention of parking prior to /post occupation (condition 4, 8 and 9)

Head of Landscape:

No objection subject to further details of species and secure maintenance in the long term (conditions 11 and 12)

New Homes Delivery Team

No comments received following re-consultation as a consequence of changes to the NPPF

Economic development

Employment and Skills Plan requested.

Ecology

Initial objection withdrawn following submission of updated ecological report; additional receptor site may be required for slow worms – reptile translocation report required prior to commencement and recommendations in the Ecology Report to be implemented (condition 6).

Representations:

Kings Worthy Parish Council: no objection

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

- Density too great compared with eg Foxwood Close
- Sufficient housing supply already
- Should be no more than 7
- Out of character (most houses in the area are bungalows)
- Out of character in terms of layout – too urban
- Cramped design
- Height due to rising ground increases visual impact and impact on amenity
- Overbearing – plots 1 and 2 should be cut into slope
- Car ports and their position and position of visitor parking will increase noise and pollution for nearby houses – could be addressed with rear walls
- Overlooking of private areas of adjacent properties (due to erroneous understanding of relationship with adjacent properties -unlike Foxwood Close) – suggest 2 m close boarded fence and extension of existing yew hedge
- Bin storage areas close to adjacent property
- Surface water discharge onto road leading to flooding
- Loss of trees (visual amenity and loss of residential amenity)
- Landscaping plan difficult to interpret to see what will be on boundaries
- Road too narrow

- Insufficient parking leading to parking on verges or Springfield Road
- Highway safety issues with junction – suggest double yellow lines, footpaths, stop/give way junction, adoption of Tudor Way –
- Dust, noise working hours, parking, access, service connection, length of construction time, tree protection during construction
- Lack of school places
- Layout compromises potential for development of adjacent plots
- Layout allows future potential for traffic from Burnett Lane to exit via Tudor Way
- Errors in understanding of relationships in DAS results in impact on residential amenity of both existing and proposed properties
- Amended plans do not address the issues raised

Non planning issues

- Tudor Way is a private road therefore maintenance issues
- Supporters do not live in the area

5 letters of support received.

- Good use of untidy unkempt land
- Retains copper beech and willow
- Design in keeping
- Shame no affordable

Relevant Planning Policy:

Winchester District Local Plan Part 1

MTRA2, CP1, CP2, CP3, CP10, CP11, CP13, CP14, CP15, CP16, CP17, CP20

Winchester District Local Plan Part 2

DM1, DM2, DM6, DM15, DM16, DM17, DM18, DM19, DM20, DM26

National Planning Policy Guidance/Statements:

National Planning Policy Framework 2018

Supplementary Planning Guidance

High Quality Places

Other Planning guidance

Parking Standards 2002

Planning Considerations

Principle of development

The site is within the settlement boundary of Kings Worthy where a need for new homes has been identified . Policies MTRA2 and CP1 of the Winchester District Local Plan Part 1 and Policy DM1 of the Winchester District Local Plan Part 2 support residential development subject to compliance with other policies in the development plan. Moreover permission has been granted in principle for 7 dwellings on this site (2 less 2 bed semis and 1 less 3 bed detached dwelling)

Case No: 18/01174/FUL

The density will increase to 21 dwellings per ha. The nearest development of a similar character, Foxwood Close, has been developed at a density of 18 dwellings per hectare but was on a narrower plot. The previous outline permission would have resulted in a density of 16 dwellings per hectare. The proposal will therefore be a more effective use of an undeveloped site and as such will comply with Policy CP 14 of the Winchester District Local Plan by maximising the development potential of the land, provided the design responds to the general character of the area and this is considered further below.

The proposal is for a mix of 2, 3 and 4 bed dwellings with the majority 2 and 3 bed and therefore it meets the requirements of Policy CP2 of the Winchester District Local Plan Part 1 which seeks a range of dwelling types, tenures and sizes with the majority of homes 2 and 3 bed houses.

As the proposal has been reduced from 10 to 9 dwellings no affordable housing is required.

Impact on the Character of the Area and Design

Policy DM16 of the Winchester District Local Plan Part 2 requires all development proposals to respond positively to the character, appearance and variety of the local environment. The layout reflects the way similar long back garden plots have been developed in the vicinity which is characteristically linear but due to the double width plot there has been scope to position 3 dwellings at the western end of the site in a north-south orientation. The two houses at the east end of the plot will front on to Tudor Way which is a private road and there will be a large area of open space between these properties and Springvale Road. The central houses in the plot will front onto the new access road and be parallel to the houses in Foxwood Close which are also built on rising ground. There is no dominant architectural style or use of materials in the vicinity. The properties in the area are a mixture of 2 storey dwellings, bungalows and chalet bungalows. The proposed houses are of a traditional design and will be built of brick with slate roofs which will look in keeping with the area. The verdant nature of this locality will be retained with the existing trees and hedges and new planting. Although the land rises quite steeply towards the back of the site, due to the set back from the road the new development will not appear intrusive in the street scene when viewed from Springvale Road. As such the proposal complies with Policy DM16.

Each property will have private amenity space in compliance with Policy DM6 of the Winchester District Local Plan Part 2.

The properties have been designed to exceed energy conservation levels required by the Building regulations and Condition 5 will require reduced energy and water consumption to meet the requirements of Policy CP11 as far as possible.

Impact on Residential Amenity

The separation distances exceed the recommended guidelines but further amendments have been made to reduce the impact on the amenity of neighbouring properties. The windows at first floor level on the north side of the front elevation of the houses on plots 9 and plot 2 which have the most potential for overlooking adjacent properties have been removed and the bedroom they served will have roof lights. Condition 14 will prevent additional windows being inserted at a later date.

Case No: 18/01174/FUL

The houses on plots 1 and 2 will be cut deeper into the existing slope in order to reduce their height by 400mm so they are less intrusive and overbearing.

The design of the car ports has been amended so they will have a rear wall to reduce noise and pollution of adjacent properties.

A Construction Environmental Management Plan will be required by condition 4 to minimise the impact on local residents from dust, noise and odours and disruption from construction traffic.

Therefore, the amenity of existing and future residents will be addressed in accordance with the requirements of Local Plan Part 2 Policies DM17, 18, 19 and 20.

Landscape/Trees

Most of the existing trees and hedges are to be retained and condition 7 will ensure that the trees and hedges to be retained will be protected during development. The proposed planting will soften the taller elements of the scheme. The existing green frontage to Springvale Road will be kept, and the proposed parking will be set back a reasonable distance to preserve the verdant frontage. A hedge has been added to soften the visual impact of the parking and the variety of species has been increased to incorporate more native trees and shrubs. A detailed landscape scheme will be secured by conditions 11 and 12 which will also require details of proposed finished levels. The proposal therefore complies with Policies DM15 and DM24 of the Winchester District Local Plan Part 2.

Ecology

Whilst the site is 1.3 km from the River Itchen SAC and SSSI it is separated from it by residential housing and A roads and due to the relatively small scale of the development it will not have a significant impact on the notified characteristics provided the drainage strategy is appropriately conditioned to prevent pollution. As it is a back garden the site itself has little ecological value. To the west is rough grassland with a known population of reptiles and dormice. A survey has been undertaken and found a small population of slow worms for which mitigation is proposed. There is currently no habitat suitable for dormice but a hedgerow can be included in the landscape scheme which will be required by condition. No bats have been recorded but new diverse hedgerow planting at the boundaries will provide further habitat along with bat roosts together with nesting boxes for birds. These mitigation measures will be secured by condition 6. As such the proposal complies with Policies CP15 and 16 of the Winchester District Local Plan Part 1.

Drainage

Hampshire County Council have confirmed that they are satisfied with the surface water drainage. Implementation will be secured by Condition 2 and further details of foul drainage will be required by Condition 3 and therefore the requirement of Policy DM17 iii of the Winchester District Local Plan Part 2.

Highways/Parking

As a result of previous planning decisions, including an appeal, this junction, has been considered to have sufficient capacity for this number of dwellings. Details will be required by condition 8. The parking is in accordance with adopted standards and will be secured by condition 9. The proposal therefore complies with Policy CP10 of the Winchester Local Plan Part 1 and Policy DM18 of the Winchester District Local Plan Part 2.

Archaeology

A Roman aqueduct which once supplied water to Roman Winchester is likely to run north south across the eastern half of the site. It was not picked up by a recent radar survey but this may be because the site is overgrown. Conditions 15 and 16 will ensure that the archaeological potential is investigated and recorded to mitigate any impact on the historic environment. To comply with Policy CP20 of the Winchester District Local Plan Part 1 and Policy DM26 of the Winchester District Local Plan Part 2.

Non-Planning Issues

Tudor Way is a private road therefore its maintenance is not a matter for the local authority.

Recommendation

That planning application be GRANTED

subject to the following conditions:

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 development shall take place until a detailed surface water drainage strategy has been submitted to and approved by the Local Planning Authority in writing. The surface water drainage strategy shall contain the following elements:

- Maintenance regimes of entire surface water drainage system including individual SuDS features, including a plan illustrating the organisation responsible for each element. Evidence that those responsible/adopting bodies are in discussion with the developer and evidence of measures taken to protect and ensure continued operation of drainage features during construction.

The development shall be carried out in accordance with the approved details

Reason: To ensure satisfactory provision of surface water drainage to comply with Policies CP16 and CP17 of the Winchester District Local Plan Part 1 and Policy DM17 of the Winchester District Local Plan Part 2.

03 Prior to the commencement of the development hereby permitted details of the proposed means of foul drainage shall be submitted to and approved by the Local Planning Authority in writing. The development shall be constructed in accordance with the approved details.

Case No: 18/01174/FUL

Reason: To ensure satisfactory provision of foul drainage to comply with Policy DM17 of the Winchester District Local Plan Part 2.

04 No development or any works of site preparation including demolition, shall take place on site until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include the following details:

- Development contacts, roles and responsibilities and- Public communication strategy, including a complaints procedure;
- Dust suppression, mitigation and avoidance measures;
- Implementation and monitoring of site management measures procedures including removal of construction related litter;
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation;
- Use of fences and barriers to protect adjacent land, footpaths and highways;
- Details of parking and traffic management measures;
- Avoidance of light spill and glare from any floodlighting and security lighting installed
- Pest Control
- Implementation and monitoring of site management measures procedures including removal of construction related litter;
- mitigation measures set out in section 5 of the Ecology Report prepared by Peach
- Methodology for storage of hazardous materials and dealing with leaks and spills;
- Method of cleaning construction vehicles to prevent mud on the highway

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 to comply with Policies CP16, CP17 and CP20 Winchester District Local Plan Part 1 and Policies DM17, DM18 and DM19 of the Winchester District Local Plan Part 2.

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

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

06 No works including demolition shall commence on site until the mitigation measures set out in section 5.2 I-IXI in the Biodiversity Report prepared by Peachecology dated 12 July 2018 have been implemented in full and a translocation report has been submitted and approved by th Local Planning Authority in writing.. No works including demolition shall take place on site unless the reptile fence referred to in 5.2.II-V is in place.

Reason: In the interest of biodiversity and to comply with Policies CP15 and CP16 of the Winchester District Local Plan Part 1.

07 No works including demolition shall take place on site except in accordance with the recommendations set out in section 6 of the Pre-Development Arboricultural Survey by

Case No: 18/01174/FUL

Arbor-Call dated March 2018 and paragraph 5.2 of the Biodiversity Report prepared by Peachecology dated 12 July 2018.

Reason: To ensure that the trees to be retained are not damaged during construction in the interests of biodiversity and to maintain local distinctiveness and green infrastructure to comply with Policies CP15 and CP16 of the Winchester District Local Plan Part 1 and Policy DM 15 of the Winchester District Local Plan Part 2.

08 The proposed access and drive, including the footway crossing shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to comply with Policy CP10 of the Winchester District Local Plan Part 1 and Policy DM18 of the Winchester District Local Plan Part 2

09 The parking areas including the car ports and garages shall be provided in accordance with the approved plans before the dwellings are first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling houses as a residences.

Reason: To ensure the permanent availability of parking for the property to comply with Policy CP10 of the Winchester District Local Plan Part 1 and Policy DM18 of the Winchester District Local Plan Part 2.

10 No development shall take place above slab level until a schedule of materials for the external surfaces of the development hereby permitted shall be submitted to and approved by the Local Planning Authority in writing. The development shall thereafter be constructed in accordance with the approved details.

Reason: To ensure appearance of the development is satisfactory to comply with Policies DM15, DM16 and DM17 of the Winchester District Local Plan Part 2.

11 No development shall take place above slab level until further details of the species, number, size and position of all the planting proposed on Drawing 7508 D01 E in accordance with the recommendations set out in paragraphs 5.2 X and XI, 5.6, 5.12, 5.13 and 5.14 of the Biodiversity Report prepared by Peachecology dated 12 July 2018 has been submitted to and approved by the Local Planning Authority in writing.

Reason: To ensure the verdant appearance of the site is maintained and in the interests of biodiversity to comply with Policies CP15 and CP16 of the Winchester District Local Plan Part 1 and Policies DM15 and DM16 of the Winchester District Local Plan Part 2.

12 The landscape scheme shown on Drawing TTDOS:DIL 501D and planting details approved under condition 11 shall be fully implemented before the buildings are occupied and thereafter maintained in accordance with the approved details.

Reason: To ensure the verdant appearance of the site is retained and in the interests of biodiversity to comply with Policies CP15 and CP16 of the Winchester District Local Plan Part 1 and Policies DM15 and DM16 of the Winchester District Local Plan Part 2.

Case No: 18/01174/FUL

13 No external lighting shall be provided on the site other than in accordance with details submitted to and approved by the Local Planning Authority in writing. Any such lighting scheme should achieve a lux level below 1.

Reason: In the interest of biodiversity and to comply with Policies CP15 and CP16 of the Winchester District Local Plan Part 1.

14. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order with or without modification, no development permitted by Schedule 1 Part 1 Classes A, B, C, D and E (alteration and enlargement of the dwelling house including the roof and addition of windows) and Schedule 1 Part 2 Class A (means of enclosure) shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the locality and the occupiers of the adjacent property to comply with Policy DM17 of the Winchester District Local Plan Part 2.

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

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

Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations to comply with Policy CP20 of the Winchester District Joint Core Strategy and Policy DM26 Winchester District Local Plan Part 2.

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

17 The development shall be carried out in accordance with the following plans:

7508L01A
7508 E01A
7508 D01F

Case No: 18/01174/FUL

7508 D02D
7508 D03C
7508 D04D
7508 D05D
7508 D06D
7508 D07D
7508 D08E
7508 D09F
7508 D10A
7508 D11
7508 D12A
TTDOS:DIL501D

Reason: In the interests of well planned development and to comply with Policies CP10, Cp13 and CP20 of the Winchester District Local Plan Part I and Policies DM15., DM16, DM17 and DM18 of the Winchester District Local Plan Part 2.

Informatives:

01 In accordance with paragraphs 186 and 187 of the NPPF 2018 Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,

- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

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

02. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Winchester District Local Plan Part MTRA2, CP1, CP2, CP3, CP10, CP11, CP13, CP14, CP15, CP16, CP17

Winchester District Local Plan Part 2: DM1, DM2, DM6, DM15, DM16, DM17, DM18, DM19, DM20, DM26

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.

Case No: 18/01174/FUL

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.

07. The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

- The name of the planning officer who dealt with application
- The application case number
- Your contact details
- The appropriate fee.

08. The minimum internal dimensions of the garage must be 3m by 6m and the minimum width of the entrance door to the garage should be a 2.44m (8ft) - Reason:- In order that the garage can be used and accessed by modern cars, several of which now have larger vehicle dimensions.

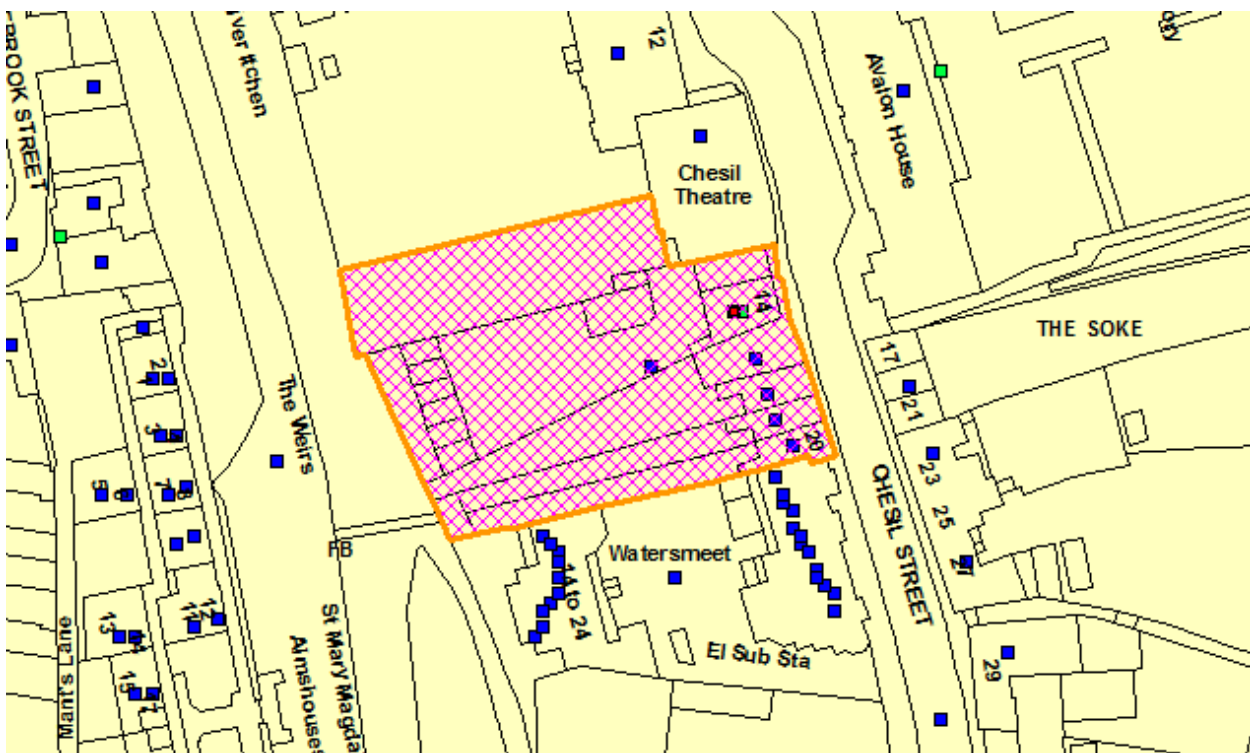
09. A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.

10. Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

Case No: 18/01174/FUL

This page is intentionally left blank

Case No: 17/03096/FUL
Proposal Description: Demolition of existing dilapidated cottages and outbuildings to create 16 affordable, fully accessible, residential alms house apartments, support facilities and private pedestrian bridge including highways improvements. (AMENDED PLANS RECEIVED 25/05)
Address: 14 Chesil Street Winchester SO23 0HU
Parish, or Ward if within Winchester City: St Michael
Applicants Name: Mr Clive Cook
Case Officer: Pat Aird
Date Valid: 8 December 2017
Site Factors: Winchester Conservation Area
Site of Special Scientific Importance
Recommendation: Application Permitted



© Crown Copyright and database rights Winchester City Council License 100019531

General Comments

Application is reported to Committee as the number of objections, received 15

Following consultee responses minor modifications have been made to the design to improve the appearance of the development from Chesil Street and reduce the impact on the adjacent Grade II* Listed Building St Peter's Church. These are

- Brick is to be orange-red multi instead of buff
- Ventilation chimneys have been repositioned and reduced in height
- A glazed tower has been removed and brickwork gable has been replaced with zinc clad gables set back from the frontage so the height and bulk is perceived to be reduced and therefore the roof of St Peter's Church remains the prominent feature in the street scene.

In addition, to reduce the potential for adverse impact on the River Itchen SAC and SSSI

- a footbridge over the River Itchen to connect the site with the site on Colebrook Street has been omitted
- It is no longer proposed to remove trees along the rear boundary as this could destabilise the river bank
- It is proposed to use the existing head wall for storm water discharge.

As such there will be no works undertaken immediately adjacent to the River Itchen. In accordance with the Habitats Regulations an Appropriate Assessment has been adopted which concludes that there will be no adverse impact on the River Itchen SAC as a result of the development.

A Listed Building application 17/03097 was submitted with this application. It is for the works that may be required to detach the adjacent property number 14 Chesil St from St Peter's Church. No 14 is not part of the listing and is not within the curtilage of St Peters. The exact nature of the works will not be known until the demolition of no 14 has commenced but it is possible that no works to the listed building will be required as the two buildings appear to be separated, albeit by a thin margin. Therefore the Listed Building application does not fall to be determined unless planning permission is granted and the works have commenced and are found to affect the fabric of St Peter's Church.

Site Description

The site is a roughly rectangular piece of land 0.16 ha in area. It is bounded to the west by the River Itchen and to the east by Chesil Street. Within the site along the Chesil St frontage is a row of small cottages, 14-20 Chesil Street, which have long back gardens stretching down to the river bounded by brick walls. Along the south and rear boundary are linear groups of mature trees. The land falls away towards the river to both west and south.

No 14 is at the northern end of the row of cottages and on its north side is an alley way at ground floor accessed through double timber gates with first floor accommodation above. At the back of no. 14 is a brick outbuilding with a pitched roof. No. 14 is immediately adjacent to St Peter's Church. It abuts the church at roof level against a layer of slate tiles but the north flank wall is separated from the church by a few centimetres and is free standing.

St Peter's Church is a grade II* Listed Building thought to date back to the 12th century. It is currently used as a theatre and had permission for a two storey extension which has now expired.

On the north side of the church is The Soke, also a grade II* Listed Building, which dates back at least to the mid 16th century and like the properties on the application site has a garden stretching down to the river.

To the south of the site is a modern development, Watersmeet comprising two residential blocks. One block fronts Chesil Street and the other fronts onto the river. The block fronting the river has terraces and balconies on the river frontage but no windows in the north elevation facing the application site. There is one window on the north elevation on the block fronting Chesil Street which is not to a habitable room. Beyond Watersmeet to the south is the Kwik Fit garage. Between these two blocks on the shared boundary with the application site is a brick wall in excess of 2 metres in height.

On the opposite of the road are the listed cottages 17-27 Chesil Street and Avalon House. Further south is the access to Chesil Street multi-storey car park and beyond is the new extra care development.

Proposal

This proposal is to demolish the existing cottages and outbuildings and construct 16 one bed alms house apartments with support facilities in blocks aligned east west.

To minimise the height of the building and to address the slope of the land the eastern end of the block on the north side of the site will be constructed from approximately 3 m below the existing ground level at its western end and approximately 2 m below the existing ground level at the eastern end. The eastern half will be 3 storey with a maximum height of 9.5 m to the parapet so that at its highest point it will be lower than eaves of the church tower with a maximum ridge height of the set back roofs of 9 m. The western half will be 2 storey and approximately 6.75 m to the parapet with a maximum ridge height of the set back roofs of 9.0m. The north east corner will be 7.5 m from the north boundary of the site and approximately 15.25 m from the south west corner of the Soke. The north western corner of this building will be 6.9 m from the site boundary. The block including access walkways will be approximately 18.75 m long and 10.75 m wide.

The block on the southern part of the site will be 3 storey at the Chesil street frontage and 2 storey at the western end constructed on a level below the existing ground level on the north and on made up ground on the south (where the land falls away at the southern boundary) to match the height of the northern block. It will be 10.75 m wide and extend from the Chesil Street frontage to the back of the site leaving a tapering buffer zone of 6.3-8m to the edge of the river bank. The south elevation of the block on the south side of the site will be 2.1 m from the southern boundary. The main east elevation will be set back 5.25 m from the edge of Chesil Street and the north east corner of the building will be approximately 14 m from St Peter's Church.

The blocks will be constructed of orange-red multi bricks with zinc plated mono-pitch roofs.

Exterior lighting will be controlled by photo-electric cells to allow dusk to dawn illumination

Case No: 17/03096/FUL

with emergency lighting.

Provision is included for mobility scooters to be stored within the entrance lobby of each apartment with a suitable re-charging point. A centrally located lift will provide access to all floors within the development.

There will be no provision for parking private vehicles or turning on site. Staff will either be based at the Southside hub where car parking is provided or will use the WCC park and ride carparks. Visitors will also use the WCC park and ride car parks.

Cycle parking will be provided to HCC standards with 1 space per unit and 1 loop/hoop per 2 units

It is proposed to realign and widen the existing footway fronting Chesil Street and to form a new lay-by for emergency vehicles and refuse vehicles. There will be a shared pedestrian and trade/delivery vehicle access from Chesil Street adjacent to the new block and a wall on the frontage between this access and St Peter's Church in front of the area where permission has been granted for an extension which will be used as a garden pending implementation of that permission. There is potential for this wall to be used as a part of the public realm with inset planting and seating.

A laburnum and a sycamore in poor condition will be removed and other trees will be crown lifted to accommodate the new residential blocks.

The applicant is St John's, Winchester, a charity which provides affordable housing with community facilities on 4 sites within the city with rents at least 20% below market rents for those of limited financial means with preference given to residents of Winchester and Hampshire or residents outside Hampshire who have a close relative in Winchester District.

The proposed development of the site is part of an overarching plan to maintain a viable alms-house community into the future which includes 14 apartments on the site at Colebrook Street and the refurbishment of 20 units on Southside as well as the redevelopment of this site in Chesil Street

Relevant Planning History

05/01200/FUL - Erection of 5 no 1 bed terraces, refectory, kitchen and hall with new theatre facilities and alterations to access Permitted 18.04.2007
(This application included the provision of a footbridge over the river Itchen at the south west corner of the site and was also subject to a Section 106 agreement to secure public benefit from community use.)

12/00781/FUL - Extension to the time limit for implementing planning permission 05/01200/FUL) Erection of 1 no. four bed dwelling and 4 no. two bed dwellings, new refectory, kitchen, hall with 1 no. one bedroom flat over and new theatre facilities, alterations to existing access, replacement bridge over River Itchen. [AMENDED DESCRIPTION] Permitted 21.05.2013

13/01799/FUL and 13/02014/LIS - Extension to the Chesil Theatre in 2013 Permitted 23.12.2013

Case No: 17/03096/FUL

(also approved the demolition of numbers 14-16 Chesil Street.

Consultations

Engineers: Drainage:

Foul drainage capacity check required from SW. Conditions 6 and 16 required relating to surface water drainage and information on future maintenance of drainage infrastructure and foul drainage.

Engineers: Highways:

Revisions required to layby so both fire appliance and refuse vehicle can use layby at the same time – to be secured by condition 12; pedestrian access wide enough for car; changes to double yellow line require a TRO

Head of Historic Environment:

The harm, whilst less than substantial would be significant and needs to be justified by the public benefits; improvement on the 2005 permitted scheme apart from the height of the blocks but with the improvements proposed by urban design this concern would be addressed; agree with Historic England in respect of the layby; height on Chesil St frontage should be reduced and roof form simplified and materials/treatment of entrance gates and visual impact of walkways; Chesil St frontage should be redesigned to be more active at ground floor level; views from river of St Peters Church should be framed; concern over garden as a temporary measure pending implementation of planning permission to build an extension to the church; condition 9 required to secure appropriate boundary treatment.

Archaeologist

No objection subject to conditions 2 and 3.

Head of Strategic Planning:

Principle acceptable; site vacant a long time so development welcomed; design needs to be high quality in this location; impact on conservation area and other matters for specialists to comment; not a housing mix but it is for a particular form of accommodation which appears to be needed locally; relevant policies identified; confirmed WCC can demonstrate a 5 year supply of housing land.

Head of Landscape:

Important location in Conservation area; need to maintain/enhance views to the church from the rear; details of new planting/tree removal and retention including future management required by condition 9.

Tree Officer

Trees in group 1 of low quality and could be removed. Drainage needs to be considered in relation to root protection areas and method statement provided. Additional/existing

Case No: 17/03096/FUL

trees/planting will shade the dwellings and the public footpath

Urban Design

Suggested simplification of design incorporated in amendments

Ecology

As River Itchen Special Area of Conservation is adjacent to the site a Habitat Regulation Assessment Stage 1 Screening Report should be completed. Recommendations in relation to protected species (bats, water vole and otter and reptiles) have been submitted and are deemed appropriate.

WCC Building Control

Demolition Notice and Building Regulations application will be required and these will identify any building control issues.

Environment Agency:

No objection; works within 8 m of the river bank may require a permit

Natural England

Measures in CEMP to address potential construction impacts on the River Itchen SAC welcomed; impacts on European protected sites should be considered and mitigation (in the form of the CEMP) outlined within an Appropriate Assessment (AA) as per Regulation 63 of the Habitats Regulations 2017 which will require further detail of the construction of the headwall and the potential impact upon the SAC (e.g. current state of existing bank, quantify amount of bank to be removed, methods of construction etc.), in order that a proper assessment can be made. Further measures may be required to ensure the construction of the headwall will not incur significant adverse impact on the SAC via erosion of the bank, spillage of materials/chemicals into the watercourse etc. (condition)

Historic England:

Loss of buildings and boundary walls, loss of openness of garden areas, and construction of layby (which opens up the street frontage) which will harm the character and appearance of conservation area and impact on the setting of listed buildings needs to be weighed against the public benefit; 3 storey building too high - competes with St Peter's church despite amendments. Consideration must be given to Sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the application evaluated in accordance with paragraphs 129, 132 and 134 of the NPPF. A method statement for demolition is required to avoid harm to St Peter's Church (condition 4).

Southern Water:

Advice on building or tree planting in vicinity of sewer and connection to foul sewer – informatives 10 and 11 required

HCC Flood and water Management

No objection subject to condition 6 and informatives 10 and 11.

Representations:

City of Winchester Trust
Support – much needed housing

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

- Overdevelopment - site too small for 16 units
- Out of scale and mass reaching down to the river will spoil the area for residents, neighbours and visitors
- modern design out of keeping
- increase in density from 24 to 92 dwelling per hectare excessive even for an urban development and inappropriate
- D&A statement inaccurate; density of Watersmeet should not be used as a precedent
- accept new homes required but development too big for this historic area which should be preserved for historic association
- Building in the open area behind the houses will change character of area
- 3 storeys unsympathetic to listed buildings and would mask views
- Impact on rear of The Soke has been underestimated especially the importance of the rear of the building to the historic townscape
- Significance of the Soke lies in its architecture, historical value of its social history (detailed information submitted)
- new build will permanently obscure views of The Soke and St Peter's Church being read together from anywhere other than directly in front of the corner of the development
- Wessex Archaeology report has under-represented the impact on the Soke
- overlooking of bedrooms, kitchen and private garden of The Soke
- views of St Peters could be enhanced by clearing foliage not building
- three storey currently only on Chesil Street and not at rear
- why not re-use and refurbish
- overbearing
- impact on security of adjoining properties
- loss of light
- should be no parking on site or additional parking permit applications without additional residential parking places
- volume of traffic
- disruption from building works
- Private pedestrian bridge inappropriate in view of the likely users.

3 Letters of support

- Much needed housing

Relevant Planning Policy:

Winchester Local Plan Part 1- Joint Core Strategy

DS1,WT1, CP1, CP2, CP3, CP7, CP10, CP11, CP13, CP14, CP15, CP16, CP17, CP20,

Case No: 17/03096/FUL

CP21

Winchester Local Plan Part 2

WIN1, WIN3, DM1, DM2, DM5, DM6, DM15, DM16, DM17, DM18, DM19, DM26, DM27, DM28, DM29

National Planning Policy Guidance/Statements

Nation Planning Policy Framework

Planning Considerations

Principle of development

The site lies within the policy boundary of Winchester where policies WT1 and CP1 of the Winchester District Local Plan Part 1 sets a target for growth and make provision for 4,000 dwellings. Whilst policy CP2 of the Winchester District Local Plan Part 1 expects half the units in residential developments to be 2 and 3 bed dwellings it is not possible in this case due to the nature of the accommodation provided and the lack of housing mix is therefore justified particularly as there is provision within the policy for specialist forms of accommodation such as extra care housing for older persons where there is a local need as in this case. Therefore in principle the development is acceptable.

Affordable Housing

The accommodation has been designed to meet 'Extra Care criteria and HCA standards. Each property will have 2 bed spaces which meets the requirements of the Winchester City Council Affordable Housing Supplementary Planning Document para 2.8. The size of each the 1 bed room flats is 54sq m which meets the requirements of policy DM2 of the Winchester Local Plan Part 2 that 1 bedroom flats should comply with Nationally Described Space standards and therefore be at least 50sq m. The units will also comply with Part M4 Category 2 of the Building Regulations. The proposed rent and the eligibility criteria meet the definition of affordable housing set out in the NPPF. However under the rules governing their charity St John's also have a selection requirement that residents play an active part in community life. For this reason they will not necessarily be able to accept all referrals made by Winchester City Council but they have agreed in principle to consider referrals. Therefore whilst the property is owned by St John's the provisions of Policy CP3 are met. St John's is also required by the rules governing their charity to re-provide a suitable property if one of its almshouses is sold or ceased to be used for that purpose. This requirement will be formalised for planning purposes through a legal agreement to ensure that the charity re-provides affordable housing elsewhere in Winchester that equates to 40% of the units on this site.

Impact on the Historic Environment

The site is within the Winchester Conservation Area and the impact of the demolition of the existing and the design and layout of the new buildings on the character and appearance of the conservation area are important considerations. The site is also in close proximity to a number of listed buildings, two of which are Grade II*, and the development therefore has the potential to affect their setting. The site is also potentially important for its archaeological value. These three elements of the historic environment are considered separately below.

Case No: 17/03096/FUL

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. Historic England considers that the buildings to be demolished (and their boundary walls) in themselves make a positive contribution to the conservation area. However the site has been vacant for a long time and the buildings are in a dilapidated state. The applicant has considered the potential for retaining and refurbishing the existing buildings but found that the need to provide a rear turning area for refuse vehicles and fire engines would prohibit any other development at the back of the site so the refurbishment would be unviable.

Sections 16(2) and 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Authorities to have special regard to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest which they possess. Whilst the buildings to be demolished are part of the historic fabric of the city they are currently crowding the Church of St Peter's and the demolition of no.14 in particular will better reveal the significance of this grade II* Listed Building.

The proposed redevelopment will bring this prominent site in the conservation area back into use which in itself brings a substantial public benefit but in addition the proposal will provide affordable housing in a sustainable location close to the city centre which is also a substantial public benefit..

Finally, with regard to the demolition, permission was granted in 2005 (extended in 2012) and again in 2013 for the demolition of these buildings and there have been no material changes in legislation, national policy and guidance or local development plan policies which would now warrant a refusal.

The 1990 legislation referred to above, paragraph 200 of the NPPF and Policy DM29 of the Winchester District Local Plan Part 2 require consideration of the impact of the replacement buildings on both the character and appearance of the conservation area and the setting of the listed buildings in the vicinity and the opportunity to enhance or better reveal their significance.

Concerns regarding the design of the building on the Chesil street frontage have largely been addressed by the alterations to the elevation which allows St Peter's Church to remain the dominant building in the street scene. The addition of buildings to the rear is not characteristic but the linear form of the residential blocks does reflect the urban grain and due to the retention of the tree screen on the river frontage these blocks will not appear intrusive. Moreover, the adjacent site at Watersmeet has been developed with buildings behind the frontage. Historic England and the Head of Conservation consider the proposed layby will affect the character of Chesil Street which narrows at this point with a strong sense of enclosure from the properties on either side. However, setting back the building line on the south side will reflect a similar set back to The Soke on the north side of St Peter's Church and emphasise the dominance of this important heritage asset, thereby better revealing its significance. Furthermore, whilst the short stretch of Chesil Street in front of the application site is fairly narrow, on the street as a whole the sense of enclosure is not particularly strong and there are several point along the road in the vicinity of the site where the building line is set back and the road widens.

At the rear the setting of The Soke and St Peters Church individually and together is appreciated principally when approaching from the north and these building will remain dominant in the view form this direction. Following construction of Watersmeet there are only glimpsed views of St Peters Church tower and The Soke when approaching the site along the Itchen path from the south and due to the existing trees when standing immediately west of the site it is not possible to see either of these grade II* buildings. As no trees in this group will be removed the setting of these listed buildings will be largely unaffected except from inside the curtilage of The Soke and the application site itself. Whilst it is accepted trees are not permanent they could survive as long as the lifetime of the development. The development is not therefore considered to affect the special interest of these heritage assets and any harm is less than substantial and outweighed by the public benefits of bringing the site back into viable use and the nature of the development itself for affordable housing which is of great public benefit.

In order to prevent any damage to St Peter's Church during demolition condition 4 requires the submission of a Demolition Method statement and condition 5 requires the measures in the demolition Method statement to be implemented.

The setting the listed buildings on the west side of the street is not affected by the development as they were built as part of a street and this character will remain.

For these reasons set out above the proposal meets the tests of NPPF paragraphs 189-201, Policy CP20 of the Winchester District Local Plan Part 1 and Policies DM27, DM28 and DM29 of the Winchester District Local Plan Part 2

The site also has the potential archaeological value as it is an area where occupation is known to date back to the Roman period and continued through the Saxon and medieval periods and it is in close proximity to listed buildings. A report has been submitted by Wessex Archaeology and reports on the archaeological potential and reports have been submitted in respect of other applications, including a report on the historic building recording of 14-20 Chesil Street which indicate that it is unlikely that there are any deposits worthy or retention in situ and the archaeological potential can be addressed by conditions 2 and 3. As such the proposal will meet the requirements of Policy DM26 of the Winchester District Local Plan Part 2.

Design/layout

The new residential blocks are sited with sufficient space about the building not to appear cramped or overbearing.

Amendments have been made to achieve a better relationship with St Peter's Church on the Chesil Street frontage so the church remains the dominant building and the elevational treatment simplified with the removal of glazing and balconies and addition of a horizontal parapet line which reduces the mass and draws the eye down so that the height of the building appears to be diminished.

The linear shape and orientation fits the urban grain and the height of the buildings on the Chesil Street frontage is in keeping with the adjacent development Watersmeet. The brick colour has been amended so it is more in keeping with the character of the area and details of the external materials will be required by condition 7.

The buildings have been designed to step down at the rear to address the gradient of the land as it falls towards the river. This would have allowed glimpses of St Peters Church from the path along the river when approaching from the south but as the trees are now to remain this view remains theoretical for the foreseeable future. Moreover, due to the angle of vision from down below on the river path the extension at the rear of no. 14 Chesil Street would also partially screen the church tower even if the trees did not.

Analysis of the design in terms of its impact on the character and appearance of the Winchester Conservation Area and setting of listed buildings has been considered in the previous section of this report.

The design aims for code 4/5 for water/energy and the design utilises layout and orientation as far as other constraints allow to utilise the principles of energy efficient design and this code level can be secured by conditions 7 and 8.

The landscaping details and details of refuse storage will be secured by condition 9. There is an opportunity to enhance the public realm with public seating and planting beds.

In summary the application is for an appropriate quantum of development which makes efficient use of the land available and the design and layout complies with Policies CP11 CP13 and CP14 of the Winchester Local Plan Part 1 and Policies WIN1, WIN3, DM15 and DM16 of the Winchester Local Plan Part 2.

Residential Amenity

The balconies on the river frontage of Watersmeet are on the south elevation and will not be overshadowed or overlooked. There are no windows on the northern elevation of Watersmeet except the single second floor window to a non-habitable room on the block at the front of the site so there will be no impact on light, outlook or privacy to the residents of that development.

There is no public access to the site and there are 2 metre high walls on both boundaries and the river at the rear so there is no increased impact in terms of security on the adjoining properties.

A Construction Environmental Management Plan will be required by condition 14 to minimise disruption to adjoining residents during building works.

The main impact in terms of residential amenity will be on The Soke, the property to the North of St Peters Church. The distance to the boundary wall from the north elevation of the block in the north west corner of the site is 7 m. There are no windows in the east elevation of this block. The windows at first floor will look into the rear garden of The Soke but due to the angle there will be no direct overlooking of habitable rooms. As such there may be some loss of privacy in the garden but not so significant as to warrant refusal of the application.

The proposal does not therefore have an unacceptable adverse impact on adjoining land uses in compliance with Policy DM17 of the Winchester District Local Plan Part 2.

Infrastructure, Open Space and Community Benefit

The proposal as submitted included a foot bridge over the River Itchen but concerns were raised about the potential impact on the SAC and SSSI so it has been omitted. There is potential to provide planting and public seating on the Chesil Street frontage through a landscaping scheme which will be required by condition 9 but while policy CP21 of the Winchester Local Plan Part 1 is supportive of such initiatives they are not a requirement unless the scheme itself generates a need through a lack of capacity which is not the case in this instance.

Under the provisions of Policy CP7 of the Winchester Local Plan Part 1 new housing development is expected to make provision for public open space in accordance with the council's open space standard. However, as this proposal is for extra care accommodation which includes community facilities for residents open space provision is not appropriate in this case.

Ecology

The River Itchen Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) is located adjacent to the western boundary of the site. A Habitat Regulations Assessment Stage 1 Screening report has been completed in accordance with Articles 6.3 and 6.4 of the Habitats Directive 92/43/EEC and submitted with the application. As mitigation is needed to address potential impacts the Regulations require details to be submitted prior to determination therefore a Construction Ecological Management Plan has been submitted and an Appropriate Assessment (HRA)undertaken.

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

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

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

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

A bridge across the river is no longer part of the proposal, nor is a new head wall therefore there is no physical land take or modification related to this application. The trees on the western boundary of the site are now to be retained so there will be no impact on the stability of the bank.

The potential impacts are therefore from pollution during construction and occupation. A SuDs scheme is proposed to deal with surface water drainage designed to meet the requirements of current environmental legislation during occupation. The potential impact from pollution during construction will be mitigated by the requirement of condition 14 to implement the measures set out in the submitted Construction Ecological Management Plan. The HRA concludes that the development is unlikely to have any significant effects on the identified European sites, either alone or in combination with other plans and projects. Natural England has supported the conclusion of the HRA.

The gardens of the properties to be demolished have little ecological value. Reptile surveys haven't been undertaken and slow worms were found to be present. Mitigation against any harm arising from the development can be required by condition.

A bat survey revealed the presence of common, soprano pipistrelle, noctule and serotine foraging in the gardens but not entering or emerging from the buildings. Any impact can be mitigated through careful use of lighting which can be controlled by condition 15. There is a known bat roost within St Peter's Church therefore the Demolition Method Statement (see above) and Construction Ecological Management Plan include measures to ensure there is no disturbance to roosting bats. Habitat enhancement can be secured through a landscaping condition including the provision of bat boxes.

In order to prevent the disturbance of nesting birds all development needs to be completed outside the nesting season or where that is not feasible vegetation needs to be inspected by a suitably qualified ecologist and if there are active nests a buffer zone needs to be kept free of works until the young have fledged.

Mitigation measures also need to be secured through the Construction Ecological Management Plan required to be implemented by condition 14 to ensure no harm is caused by the development to water voles and otters.

Subject to the conditions outlined above the development complies with Policies CP15 and CP16 of the Winchester District Local Plan Part 1.

Access and Parking

The principle of development on this site has been accepted by the Highway Authority as it is in a sustainable location which is highly accessible by public transport and as such complies with policy CP10 of the Winchester District Local Plan Part 1.

There is no provision for parking of private vehicles due to the nature of the accommodation provided. As such there will be no increase in traffic generation.

The internal layout and proposed access meet the requirements of policy DM18 of Winchester District Local Plan Part 2.

The layby will require separate consent from Hampshire County Council but this can be dealt with by way of the pre-commencement condition 12.

Drainage and Flood Risk

Surface water drainage will be through SuDs the details of which will be finalised by condition 6 to comply with Policy CP17 of the Winchester District Local Plan Part 1.

Other Matters

Although the extension of time to planning permission 05/01200/FUL has now lapsed it is still a material consideration in the determination of this planning application as there have been no fundamental shifts in policy since 2012 when the extension of time was granted that would justify a departure, purely in Historic Environment terms, from the principles of development established under that permission, namely the loss of 14-20 Chesil Street and the residential development of the site.

In addition planning permission 13/01799/FUL for an extension to the Chesil Theatre in 2013 included the demolition of numbers 14-16 Chesil Street.

Conclusion

The proposal will provide affordable extra care accommodation in a sustainable location close to the city centre for which there is an identified need.

The demolition of nos. 14-20 Chesil Street will remove part of the historic fabric of the city but the cottages are not capable of re-use in their current state and the principle of demolition has been accepted and is a material consideration as there have been no changes to policy or guidance since 2012. The demolition of no. 14 will better reveal the Church of St Peter's and improve its setting on the Chesil Street frontage. There will be a minor change in the setting of the Soke and St Peter's Church when viewed from a small section of the River Itchen path but the harm is considered to be less than substantial and outweighed by the improvement to the setting at the front of the church and the public benefit of providing affordable housing. The design and layout of the new buildings overall respects the urban grain and the historic character of this part of the Winchester Conservation Area and archaeological remains will be recorded.

The integrity of the River Itchen Special Conservation Area and Site of Scientific Interest will not be compromised, there is no unacceptable impact on residential amenity, the surface water drainage will be by SuDs, details of materials and landscaping will be secured by condition, there will be no adverse impact on the highway network and measures can be secured by condition to mitigate any potential harm to protected species.

Recommendation

That planning application be GRANTED subject to a Legal Agreement (the terms of which are to be approved by the Head of Legal and Democratic Services) to secure the following:

The re-provision of affordable housing off site that equates to 40% of the units on this site if the site is sold on.

Case No: 17/03096/FUL

Planning Obligations/Agreements

In seeking the obligations relating to affordable housing provision the Local Planning Authority has had regard to the tests laid down in para 204 of the NPPF which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

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

And subject to the following conditions:

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 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 compliance with Policy CP20 of the Winchester District Local Plan Part 1 and Policy DM26 of the Winchester District Local Plan Part 2.

03 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 to comply with Policy CP20 of the Winchester District Local Plan Part 1 and Policy DM26 of the Winchester District Local Plan Part 2.

Case No: 17/03096/FUL

04 No development or any works of site preparation shall take place until a Demolition Method Statement has been submitted to and approved by the local planning authority in writing. The Demolition Method Statement shall set out in detail

- how the demolition of number 14 Chesil street will be undertaken to prevent any damage to the historic fabric of St Peter's Church which is a grade 2* Listed Building; and
- measures for proceeding if the buildings are found to share any part of their structure
- measures to ensure any roosting bats are not disturbed.

Reason: To ensure that there is no damage to St Peter's Church or disturbance to roosting bats to comply with Policies CP16 and CP20 of the Winchester District Local Plan Part 1 and Policy DM29 of the Winchester District Local Plan Part 2.

05 No works of demolition on the site shall take place except in accordance with the Demolition Method Statement approved under condition 4 of this planning permission.

Reason: To ensure that there is no damage to St Peter's Church or disturbance to roosting bats to comply with Policies CP16 and CP20 of the Winchester District Local Plan Part 1 and Policy DM29 of the Winchester District Local Plan Part 2.

06 No development shall take place until a detailed surface water drainage strategy has been submitted to and approved by the local planning authority in writing following consultation with the Lead Local Flood Authority, the Environment Agency and Natural England. The surface water drainage strategy shall, contain the following elements:

- Information evidencing that the correct level of water treatment exists in the system in accordance with the Ciria SuDS Manual C753
- Maintenance regimes of entire surface water drainage system including individual SuDS features, including a plan illustrating the organisation responsible for each element. Evidence that those responsible/adopting bodies are in discussion with the developer and evidence of measures taken to protect and ensure continued operation of drainage features during construction.
- Detailed drainage layout including calculations and flow control device information

Reason: To ensure satisfactory provision of surface water drainage and to prevent any pollution which would harm the integrity of the River Itchen which is a Special Area of Conservation and an Site of Special Scientific Interest to comply with Policies CP16 and CP17 of the Winchester District Local Plan Part 1 and Policy DM17 of the Winchester District Local Plan Part 2.

07 No development shall take place above slab level until details and samples of the external materials to be used in the construction of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area to comply with Policies CP13 and CP20 of Winchester District Local Plan Part 1 and Policies DM15, DM16 and DM27 of the Winchester District Local Plan Part 2

08 Prior to the occupation of the first dwelling hereby permitted detailed information demonstrating that the development will achieve a dwelling emission rate (DER) at least 19% lower than the 2013 Part L Target Emission Rate (TER) (Equivalent of Code for Sustainable Homes Level 4 for Energy) and no more than 105 Litres per person per day predicted internal water use(110 Litres per person per day total) (Equivalent of Code for Sustainable Homes Level 3 / 4) in the form of an 'as built' stage SAP calculation and a water efficiency calculator shall be submitted to the local planning authority for its approval. The development shall be occupied in accordance with the approved details.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirement of Policy CP11 of the Winchester District Local Plan Part.

09 No development shall take place above slab level until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:

- Details of earthworks including the proposed grading and mounding of land areas including the existing and proposed levels and contours, showing the relationship of proposed mounding to existing vegetation and surrounding landform and the levels of adjacent buildings,
- All boundary treatment;
- Hard surfacing materials;
- means of enclosure, including any retaining structures;
- minor artefacts and structures including seating in the private and/or public realm, planter and planting beds, refuse or other storage units, warning and directional signs and lighting structures;
- Soft landscaping works shall including planting plans (for new trees, hedges and other planting); written specifications (including cultivation and other operations associated with plant and grass establishment; schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- A programme for implementation, management and long term maintenance.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs to comply with To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area to comply with Policies CP13, CP16 and CP20 of Winchester District Local Plan Part 1 and Policies DM15, DM16, DM17 and DM27 of the Winchester District Local Plan Part 2

10 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the local planning authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the local planning authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the local planning authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs to comply To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area to comply with Policies CP13, CP16 and CP20 of Winchester District Local Plan Part 1 and Policies DM15, DM16, DM17 and DM27 of the Winchester District Local Plan Part 2.

11 Measures to protect the trees to be retained, including fencing and ground protection, shall be installed in accordance with details submitted to and approved by the local planning authority in writing prior to any demolition, construction or groundwork commencing on the site and retained during construction.

Reason: To ensure protection and long term viability of retained trees in the interests of the amenity of the area to comply with Policies CP13, CP16 and CP20 of Winchester District Local Plan Part 1 and Policies DM15, DM16, DM17 and DM27 of the Winchester District Local Plan Part 2.

12 No other development or preparation works of any kind shall commence until the lay by on the highway at the front of the property has been constructed in accordance with details submitted to and approved by the local planning authority in writing.

Reason: In the interests of highway safety and the amenity of the area to comply with Policies DM17 and DM18 of the Winchester District Local Plan Part 2.

13 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the local planning authority and fully implemented before development commences. Such measures shall be retained for the construction period.

Reason: In the interests of highway safety and to ensure that the development presents a satisfactory appearance in the interests of the amenities of the area to comply with Policy DM17 and DM18 of the Winchester District Local Plan Part 2.

14 No works shall take place on site (including demolition and site preparation) other than in compliance with the Construction Ecological Management Plan (CEMP) Report No. RT-MME-128836 dated 9 August 2018.

Reason: In the interests of highway safety, biodiversity, on site and off site statutory and non statutory nature conservation, minimising the impacts to the ecological interest of the site, and to reduce the traffic and construction impact of development the amenities of the area to comply with Policies CP16, CP17 and CP20 Winchester District Local Plan Part and Policies DM17, DM18 and DM19 of the Winchester District Local Plan Part 2.

15 Before development commences above slab level a scheme for exterior lighting designed to a level of 20 lux to meet CIBSE Lighting Guide 9 (2013) government advice rev 06.03.2014 and Guidance published by ILP GNO!! (2011) shall be submitted to and approved by the local planning authority in writing. No external lighting shall be provided on the site other than in accordance with the approved details.

Reason: In the interest of residential amenity and protection of nocturnal animal life and to ensure that the development presents a satisfactory appearance in the interests of the amenities of the area to comply with Policies CP13, CP16 and CP20 of the Winchester

Case No: 17/03096/FUL

District Local Plan Part 1 and Policies DM16, DM17, DM19DM27 and DM29 of the Winchester District Local Plan Part 2.

16 No development shall take place until details of foul drainage have been submitted to and approved by the Local Planning Authority in writing.

Reason: To ensure satisfactory provision of foul drainage to comply with Policy DM17 of the Winchester District Local Plan Part 2.

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

CL-17-A-L-2A-001A
CL-17-A-L-2A-002
CL-17-A-L-2A-003
CL-17-A-L-2A-004
CL-17-A-L-2A-005
CL-17-A-L-2A-006
CL-17-A-L-2A-007
CL-17-A-L-2A-008
CL-17-A-L-2A-010
CL-17-A-L-2A-011
CL-17-A-L-2A-012
CL-17-A-L-2A-013A
CL-17-A-L-2A-014
CL-17-A-L-2A-015
CL-17-A-L-2A-016
CL-17-A-L-2A-017
CL-17-A-L-2A-020A
CL-17-A-L-2A-021A
CL-17-A-L-2A-025A
CL-17-A-L-2A-026A
CL-17-A-L-2A-027A
CL-17-A-L-2A-028A
CL-17-A-L-2A-029A
CL-17-A-L-2A-030A
CL-17-A-L-2A-040A
CL-17-A-L-2A-041
CL-17-A-L-2A-045
CL-17-A-L-2A-051A
CL-17-A-L-2A-052A
CL-17-A-L-2A-100A
CL-17-A-L-2A-101A
CL-17-A-L-2A-102A
CL-17-A-L-2A-103A
CL-17-A-L-2A-104A
CL-17-A-L-2A-150
CL-17-A-L-2A-151
CL-17-A-L-2A-200A
CL-17-A-L-2A-201A
CL-17-A-L-2A-202A

Case No: 17/03096/FUL

CL1-17-AL-2A 500 Materials Schedule

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.

Informatives:

01 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.

02 This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Winchester District Local Plan Part 1

DS1, WT1, CP1, CP2, CP3, CP7, CP10, CP11, CP13, CP14, CP15, CP16, CP17, CP20, CP21

Winchester District Local Plan Part 2

WIN1, WIN3, DM1, DM2, DM5, DM6, DM15, DM16, DM17, DM18, DM19, DM26, DM27, DM28. DM29

04 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>.

05 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

Case No: 17/03096/FUL

development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

06 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.

07 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.

08 Any structures or activities undertaken in, over, under or within 8 metres of the top of the bank of the River Itchen, designated a 'main river' may require a permit under the Environmental Permitting (England and Wales) Regulations 2016 from the Environment Agency. This was formerly called a Flood Defence Consent. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

09 No excavation mounding or tree planting should be carried out within 4 metres of the public water main without consent from Southern Water. For further advice, the applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk.

10 Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore should any sewer be found during construction works an investigation of the sewer will be required to ascertain its condition, the number of properties served and potential means of access before any further works commence on the site. The applicant is advised to discuss the matter further with Southern Water on the contact details above.

11 A formal application for connection to the public sewerage system may be 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

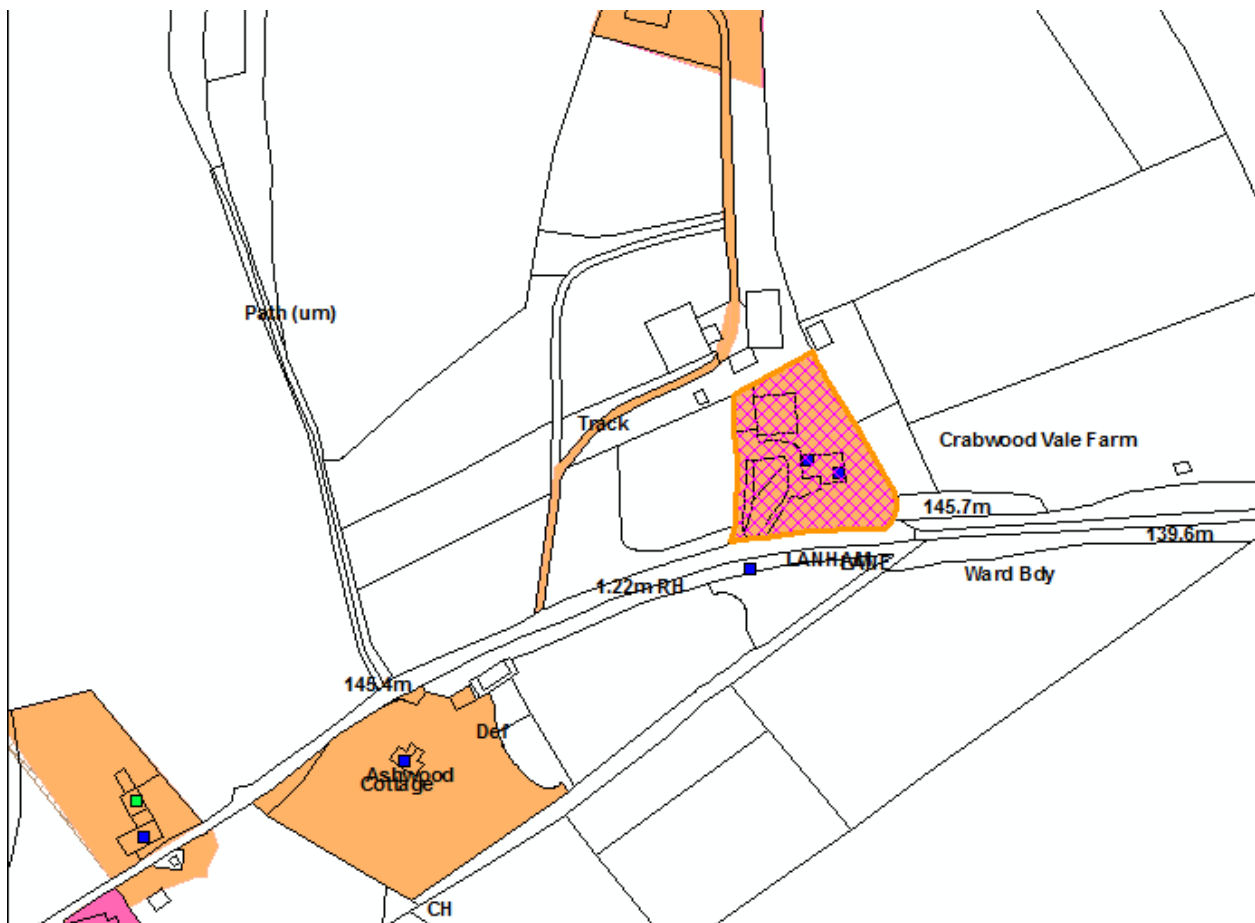
12 In order to prevent the disturbance of nesting birds all development needs to be completed outside the nesting season or where that is not feasible vegetation needs to be inspected by a suitably qualified ecologist and if there are active nests a buffer zone needs to be kept free of works until the young have fledged.

This page is intentionally left blank

Agenda Item 9

WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 18/01896/REM
Proposal Description: Application for approval of reserved matters (condition 2) and condition 4 of outline application 17/00728/OUT. (AMENDED DESCRIPTION).
Address: Crabwood Lodge Sarum Road Winchester SO22 5QS
Parish, or Ward if within Winchester City: Sparsholt
Applicants Name: Flavel & Gibson
Case Officer: Pat Aird
Date Valid: 17 September 2018
Recommendation: Application Permitted



© Crown Copyright and database rights Winchester City Council License 100019531

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

General Comments

Application is reported to Committee because of the number of objections received 6.

Site Description

The application site lies at the end of the metalled section of Lanham Lane which is part of the long distance footpath The Clarendon Way. Vehicle access is via a 5 barred gate onto a private drive. The land slopes down to the north. There are hedgerows on either side of the drive and a number of mature trees to the north (including ash, sycamore and beech) and on south and east boundaries (oak, ash and pine) with hedges of hawthorn and dogwood to the east and bordering the drive with a hedge on the south boundary comprising sycamore, hawthorn, beech hazel and holly. There is currently a 3 bed bungalow on the site.

Proposal

Details have been submitted to discharge condition 2 ('the reserved matters') and condition 4 SAP compliance details) of outline planning permission 17/00728/OUT for a replacement dwelling.

The reserved matters comprise:

- The design (external appearance and scale) of all buildings, (detailed elevations and floor plans) including the colour and texture of external materials to be used together with samples of all external facing and roofing materials,
- The layout of foul sewers and surface water drains
- The provision to be made for the parking, turning, loading and unloading of vehicles
- The alignment, height and materials of all walls and fences and other means of enclosure
- The provision to be made for the storage and disposal of refuse
- The finished levels, above ordnance datum, of the ground floor of the proposed building(s), and their relationship to the levels of any existing adjoining buildings
- A landscape scheme showing the planting proposed to be undertaken, the means of forming enclosures, the materials used for paved and hard surfaces and the finished levels in relation to existing levels
- Details of any external lighting

The outline application proposed a two storey 5 bed house in the style of a barn with a timber clad exterior and clay tiled roof and a two pronged/angled footprint of 372.5 sq m and a ridge 3.23m higher than the existing bungalow. The house now proposed is in the same position but sits more squarely on the plot. It is to be set into the slope like the outline proposal, but will be slightly smaller with a H shaped foot print of 339 sq m and a ridge height 2.93 m higher the existing. It will be built on an oak frame clad in brick and flint with tile hanging and sustainably sourced timber boarding. It will have 5 bedrooms. In addition to smooth paving around the perimeter suitable for wheelchair access it will have a lift to meet Lifetime Homes requirements.

There will be a low brick retaining wall on the south side where the house is cut into the natural slope of the land.

The existing gravelled access drive would have a terram membrane installed for

Case No: 18/01896/REM

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

permeability.

A lighting scheme has been submitted which removes/amends the existing external lighting and proposes less obtrusive lighting on the new dwelling than on the existing.

Relevant Planning History

14/01256/OUT Demolition of existing Building and redevelopment comprising 1 no. detached dwelling(Outline- considering access, layout and scale) PERMITTED 04.08.2014.

17/00728/OUT Two storey replacement dwelling PERMITTED 19.05.2017

Consultations

Engineers: Drainage:

No objection.

Engineers: Highways:

No objection

Head of Landscape:

No objection; limited views; materials appropriate revised lighting satisfactory.

Ecology

Lighting as amended is acceptable.

Representations

Sparsholt Parish Council: no objection

6 letters of objection

- Inappropriate materials;
- Impact of construction traffic on trees along Lanham Lane required to deliver oak frame
- Impact of lighting

5 letters of support

- Minimal visual impact
- Proposed design more in keeping than existing
- Materials sympathetic
- Bin lorries and other delivery vehicles already deliver without difficulty
- No change proposed from current lighting which is PIR based
- Energy efficiency to be welcomed

Case No: 18/01896/REM

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Relevant Planning Policy

Winchester District local Plan Part 1

CP11, CP16, CP20

Winchester District Local Plan Part 2

DM15, DM16, DM17, DM19, DM23

Supplementary Planning Guidance

Sparsholt Village Design Statement

Planning Considerations

Permission for a new dwelling of approximately the same size and approximately the same position on the site has been granted in outline therefore the development is acceptable in principle. The only matters for consideration are therefore whether the details submitted in relation to condition 2 (the reserved matters) and condition 4 (SAPS details) are acceptable.

Condition 2

Design and finished levels

The site lies within a slight depression and is enclosed with mature trees therefore public views are very limited even from the adjacent foot path the Clarendon Way. The proposed dwelling is in approximately the same position as the existing. The design and materials are traditional and appropriate in this location. As such the proposed details relating to design and the finished levels comply with Policy DM16 of the Winchester District Local Plan Part 2 and are therefore acceptable.

Parking, Turning, Loading and Unloading of Vehicles

The existing access will be used when the dwelling has been constructed which already serves a 3 bedroom dwelling and there is ample room on site to meet the parking requirements of a 5 bed dwelling. As such the proposal complies with Policy DM18 of the Winchester District Local Plan Part 2.

Concern has been expressed by objectors on the possible impact of construction traffic on the trees overhanging Lanham Lane therefore the type of construction traffic accessing the site will be controlled by condition 3 to comply with Policy CP20 of the Winchester District Local Plan Part 1 and Policies DM15 and DM23 of the Winchester District Local Plan Part 2.

Lighting

The site is in a remote location where intrusive lighting has a potential impact on the landscape and on wildlife.

Case No: 18/01896/REM

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Although the existing bungalow and the trees around it have been assessed as having low potential for roosting bats (and none were seen emerging during surveys undertaken in the late summer) it has moderate suitability for foraging bats and there was a high incidence recorded during the survey (although they may have been in surrounding fields as they were heard but not seen).

The site has potential to support foraging badger, nesting birds and hedgehog which could also be affected by external lighting.

The lighting scheme originally submitted has been significantly amended to comply with guidance from the Bat Conservation Trust and includes the removal of the existing intrusive floodlighting on the barn which will be secured by condition 4. All proposed lighting to be installed on the new development will have hooded luminaires directed away from vegetation, specifically the mature hedgerow and trees on the southern and western boundaries of the site. All of the bulbs will be LED and at the warmer end of the spectrum (e.g. avoiding blue or white light). LED lights emit much lower levels of UV and therefore have a lower impact on wildlife. The new lighting will be motion-activated and task related, associated with specific entrance/exit points of the property.

As such the proposed lighting details meet the requirements of Policy CP16 of the Winchester District Local Plan Part 1 and Policies DM17, 19 and 23 of the Winchester District Local Plan Part 2 and are therefore acceptable.

Landscaping and Means of Enclosure

The landscaping scheme has been amended to include the most appropriate native species for this landscape type. The existing hedging to the front of the property will be augmented with suitable planting and existing trees and hedging retained with a woodland understorey to provide additional screening to Lanham Lane.

The area immediately adjacent to the house will be laid with natural stone paving with the existing lawn retained around it apart from an area to the side of the house which will be a parking and turning area and laid to gravel.

The existing 1.8 close boarded fence and 5 barred gate will be retained along the same alignments.

Ecological enhancement is proposed in the form of nesting boxes for bats and birds.

As such the landscaping details and means of enclosure meet the requirements of Policy CP16 and CP20 of the Winchester District Local Plan Part 1 and Policies DM15, 16, 17 and 23 of the Winchester District Local Plan Part 2 and are therefore acceptable.

The Layout of Foul Sewers and Surface Water Drains

Surface water drainage is to be by soakaways although the majority of surface water will be recycled through a rainwater harvesting system.. The foul sewage will be to a 'biodisc' treatment system installed in the SE corner of the plot with spreaders into the adjacent field owned by the applicant. Using the infiltration information provided the foul system

Case No: 18/01896/REM

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

and drainage field size is considered suitable for the property therefore the details submitted comply with Policy DM17 of the Winchester District Local Plan Part 2.

The Provision to be Made for the Storage and Disposal of Refuse

Refuse will be stored in the existing outbuilding/stables and collected as previously. As such the provision to be made for the storage and disposal of refuse meet the requirements of Policy DM17 of the Winchester District Local Plan Part 2 and are therefore acceptable

Condition 4

SAP compliance details have been submitted to demonstrate that and energy and water consumption will be compliant with level 4 of the code for Sustainable Homes in compliance with Policy CP11 of the Winchester District Local Plan Part 2 and are therefore acceptable.

Recommendation

Application Permitted subject to the following conditions:

1 The development to which these reserved matters and accompanying details relate shall be begun not later than two years from the date of this permission, in accordance with the time scale as established with the Outline Planning Permission 17/00728/OUT Condition 01.

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

2 The implementation of the development shall be carried out in accordance with the following amended plans and documents:
D1758.1G, D1758.2J, D1758.3H, D1758.4D D1758.5A and the submitted materials information sheet and samples.

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

3 No construction vehicles shall access the site other than in accordance with the 'Proposed Construction Method Statement for the Protection of Trees along Lanham Lane'.

Reason: To ensure that no trees are harmed during the construction phase of the development to comply with Policy CP20 of the Winchester District Local Plan Part 1 and Policies DM15 and DM23 of the Winchester District Local Plan Part 2.

4. No development shall take place above slab level until the existing lighting on the barn has been removed or amended in accordance with the Lighting Scheme D1758.5A. No external lighting shall thereafter be installed on the site other than in accordance with the approved lighting scheme D1758.5A.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Reason In the interests of biodiversity and to prevent light pollution in this remote location to comply with Policies CP16 and CP20 of the Winchester District Local Plan Part 1 and Policies DM19 and DM23 of the Winchester District Local Plan Part 2.

Informatives

1. In accordance with paragraph 38 of the NPPF 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 additional information and amended plans have been requested to address initial objections to the proposal.

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

Winchester District Local Plan Part 1

CP11, CP16, CP20

Winchester District Local Plan Part 2

DM15, DM16, DM17, DM19, DM23

3. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out above, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted

4. This permission does not address other conditions of the Outline Planning Permission, notably:

Condition 3 - implementation of the landscape scheme

Condition 5 -implementation of the measures to achieve Code 4 for sustainable homes (Energy and water)

Condition 6 -compliance with Arboricultural Information ref AIA/AMS-KC/Crabwood/001

Condition 7 - Tree protection.

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

> For further advice 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>

Case No: 18/01896/REM

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

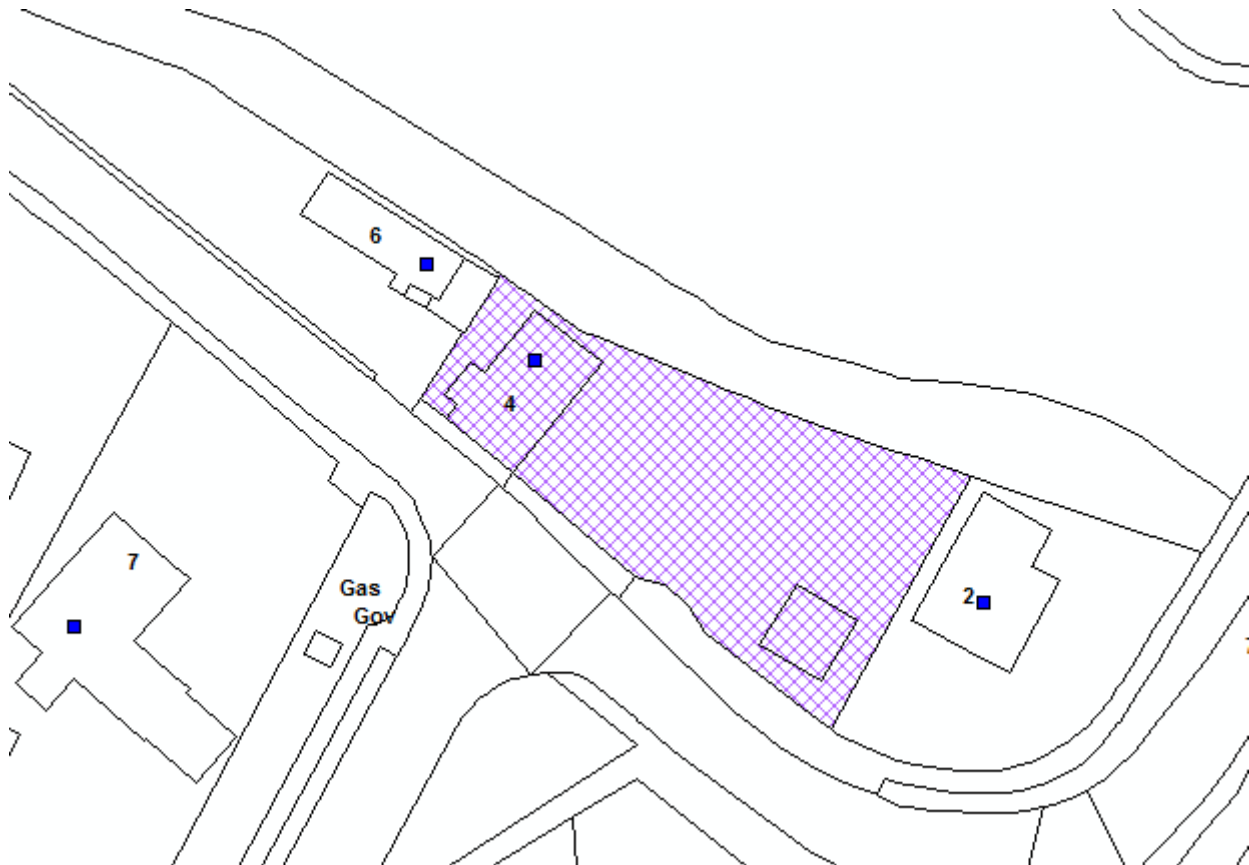
6. During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through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

7. 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.

Agenda Item 10

WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 18/01697/FUL
Proposal Description: (AMENDED PLANS) New dwelling
Address: Bramble Cottage 4 Dean Lane Winchester SO22 5LH
Parish, or Ward if within Winchester City: St Barnabas
Applicants Name: Mr & Mrs Thomas
Case Officer: Lisa Booth
Date Valid: 23 July 2018
Recommendation: Application Permitted



© Crown Copyright and database rights Winchester City Council License 100019531

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

General Comments

Application is reported to Committee as the number of objections received contrary to the Officer's recommendation.

Amended plans were received 15th October 2018, showing a reduction in ridge height from 8.2m to 7.8m to the ridge, plus the removal of the central chimney.

Site Description

The site is situated on Dean Lane, approximately 1 mile to the north-west of the city centre and has an area of approximately 0.03 hectares. It is well connected to public amenities, with shops including Aldi and Waitrose situated nearby on Stockbridge Road, which is also a main bus route into Winchester.

The area is predominantly characterised by detached dwellings situated with good sized gardens.

The site backs onto a recreation ground with a band of TPO'd trees along the northern boundary within the park grounds.

There is a tall hedge along the road boundary on each side of the existing access, which is to be retained.

The site consists of a predominantly flat unused/overgrown area of garden and detached garage/parking area to the east of Bramble Cottage.

Proposal

The proposal is to demolish the existing double garage and replace it with a two storey 3 bedroom dwelling built of white render and slate roof, measuring 8.5m by 8.5m, with an eaves height of 5.8m and ridge height of 7.8m.

There is a gap of approximately 1.5m to the boundary with no. 2 Dean Lane, 9.75m to the boundary with the park at the rear and 22m to Bramble Cottage. The proposed dwelling is set back from the edge of the road by approximately 6.7m.

A single garage and parking area for 4 cars will also be provided to the north-west of the proposed dwelling and will use the existing access off Dean Lane, creating a shared driveway and parking area for the new dwelling and Bramble Cottage.

A new hedge is proposed along the boundary to the north and the hedge along the pavement boundary is to be retained.

Relevant Planning History

80/01699/OLD - Erection of detached house. REF 23rd December 1980.

82/00736/OLD - Erection of dwelling and garage. REF 5th January 1982.

82/00737/OLD - Erection of dwelling. REF 2nd March 1982. DISMISSED AT APPEAL 25th August 1982.

93/01577/OLD - Double garage. PER 5th October 1993.

Case No: 18/01697/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Consultations

WCC Engineers: Drainage:

Within Flood Zone 1, however site at high risk of surface water flooding.
Foul drainage is to connect to the foul sewer. Surface water drainage to soakaways designed for the 1 in 100 year storm event plus an allowance for climate change.
Driveways should be permeable where possible.
Acceptable subject to condition (2)

WCC Engineers: Highways:

The application is for a new dwelling to be served from the existing access.
Satisfied that adequate parking is provided and that adequate visibility exists at the existing access.
No highway objections, subject to conditions (3, 4 & 5)

WCC Head of Historic Environment:

Located to the east of 6 Dean Lane, a grade II listed building. Proposed dwelling located at the eastern edge of the curtilage currently serving 4 Dean Lane, which would site it as far as possible within this site from the listed building.

The proposed dwelling would be some distance from 6 Dean Lane and located to the east of 4 Dean Lane which would provide a visual and physical buffer between the two structures. The proposed dwelling would not compete with the listed building in terms of height or scale given the distance, orientation and oblique angle between the two properties, and would not harm the ability to appreciate the significance of 6 Dean Lane. As such it is considered that the proposed dwelling would not harm the setting of 6 Dean Lane.

WCC Head of Landscape (Trees):

No objection, subject to condition (6)

Representations:

City of Winchester Trust: The Trust has no objection in principle to an additional dwelling in the garden of No 4 Dean Lane. However, it is not convinced that a single formal town house with a false central chimney stack would be appropriate in this suburban, edge of city context.

27 letters from 22 different addresses received objecting to the application for the following reasons:

- Garage facing pavement, so no driveway to park cars – will park on pavement
- Traffic hazard with junction of Teg Down Meads/Highway safety/blind spot/limited visibility on a bend/not enough parking and turning
- Too large for the site/overbearing in height, depth and width, materials.
- Limited amenity space
- Pretentious style of architecture
- Development should not be seen in isolation but integrated into the broader context of the area. Obvious all the extra buildings are causing a country lane to be urbanised with too much in filling and cutting down trees.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

- Plot too small to allow for a standard of development similar to Bramble Cottage.
- Previous refusals for a dwelling in 1980s. Area not changed much since then. Still a 'rural' lane.
- Inappropriate in a rural/semi-rural setting
- Loss of trees, shrubs, effect on wildlife/biodiversity – should be replaced.
- Poor planning statement
- Disregard of Neighbourhood Design Statement resulting in an oversized dwelling of a size and design not appropriate to a small site in a semi-rural area and which dominates the existing curtilage of Bramble Cottage. Visual impact.
- Close to neighbouring dwellings – impact on amenity/overlooking/increase in noise/light
- Does not follow building line of Dean Lane – will overshadow neighbour
- Hedge important wildlife corridor
- Likely to affect setting of listed building (Dean Prior)
- Contravention of highway safety/parking laws/listed building act

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

- Spelling on drawings

1 letters of support received.

- Dean Lane has been developed over the years to the extent where it is impossible to characterise its style of housing, therefore this traditionally designed house will fit as well as any between the modern house at 2 and the old building at number 4.
- Parking has been considered satisfactorily in the plans and will not impact on my property and in my opinion the issue of safety relates not to the road side curtilage of number 4 where cars are already slowing to turn the corner or into Teg Down Meads but further up the Dean Lane where they accelerate along the straight, despite the narrowness of the lane.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy
CP1, CP2, CP11, CP13, CP14. CP20

Local Plan Part 2 - Development Management and Site Allocations
DM1, DM15, DM16, DM17, DM18, DM24

National Planning Policy Guidance/Statements:
National Planning Policy Framework 2018

Supplementary Planning Guidance
High Quality Places SPD
St Barnabus West Neighbourhood Design Statement (2006)

Other Planning guidance
Parking Standards SPD Manual for Streets.

Planning Considerations

Case No: 18/01697/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Principle of development

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

Policy CP2 of the Local Plan Part 1 considers housing mix and introduces a more flexible approach to it moving away from the previous Local Plan requirement for 50% of the dwellings to be 1 or 2 bed. The policy requires that there should be a majority of 2 and 3 bedroom dwellings, unless local circumstances indicate an alternative approach should be taken. In this case the proposal is for a single additional dwelling and the provision of a 3 bedroom house will not therefore conflict with this policy, particularly as information has been provided that the majority of recent housing in the area has been for 2 bedroom units and a range of dwelling sizes is therefore being provided.

It is noted that there have been previous refusals (one dismissed at appeal) on the site for an additional dwelling on the basis that the development would not be compatible with the existing surrounding development. However, these decisions date back to early 1980's and, given the change in emphasis of Government guidance, it is not considered that they are material to the assessment of the current proposal. The area has also changed significantly since that time, with the addition of Parkside Gardens and infill developments off Teg Down Meads, Hill side Road and Dean Lane.

The site is 0.03hectares, which equates to 33 dwellings per hectare.

Design/layout

The site is an unused, unkempt area of land to the east of Bramble Cottage, which is a two storey white rendered dwelling with cat slide roof and dormer window to the rear. It is situated long ways to the road with the front door on the eastern elevation.

Although a majority of dwellings in the vicinity are brick, both neighbouring properties have an element of white render and it is not considered that its use in the new dwelling will be out of character with the immediate area.

The existing double garage will be demolished and replaced with a two storey white rendered and slate roofed dwelling. The design is simple and traditional in form and will be sited next to a more modern type of dwelling, typical of the area, and the older traditional design of Bramble Cottage. It is considered to be a good contrast between to two designs.

Whilst the resultant plot size will be slightly smaller than generally found in the immediate vicinity of the site, this will not be apparent in views from the surrounding area and is not dissimilar to other plot sizes in some of the newer development in the area. There will be sufficient amenity area for both the new dwelling and Bramble Cottage.

Impact on character of area and neighbouring property

The dwelling will sit forward of the neighbour at no.2, but behind the building line of Bramble Cottage. There is no specific building line along the majority of Dean Lane and the position of the proposed dwelling will be staggered between the two neighbouring dwellings, but will front Dean Lane more than no. 2, which has a deeper parking/hardstanding area to the front.

Case No: 18/01697/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Amended plans were received to reduce the roof height and the removal of the central chimney. The overall height of the dwelling now sits comfortably between the two neighbouring dwellings.

A shared parking area and single garage is proposed in the middle of the site and will appear predominantly similar to the hard standing that exists at present. Some additional parking area will be provided, but will be positioned behind the existing hedge that is to be retained (condition 10).

The proposed dwelling will sit forward of no. 2 and in terms of amenity will impact on activities from the front of the dwelling, namely parking area. The neighbours garden area is situated to the east of the dwelling and a narrow area to the rear, so will not be directly impacted by the built form of the dwelling.

There will be a view of the side of the dwelling from the front windows and parking area of no. 2, but it is not considered that this will be overbearing or lead to detrimental overshadowing, due to the separation and as there is sufficient gap between the properties.

There are no windows proposed in the south-east elevation and 1 no: ground floor window on the north-west elevation. Therefore, there will be no windows overlooking the side of no.2. There is sufficient distance between the proposed dwelling and Bramble Cottage for the ground floor window to have no detrimental overlooking issues and it will be partially obscured by the new garage. A condition has been applied to ensure no first floor windows will be inserted in the north-west and south-east elevations.

Ground floor windows to no.2 will still face onto a residential garden. Although currently unkempt, there is no reason why it cannot be used as a formal garden. Therefore, it is not considered that the garden area of the proposed house will have any more impact on the amenities of no.2 than its existing use as a garden for no. 4.

There is a dense band of protected trees along the boundary with the recreation ground and the new dwelling will be mostly obscured from view. Therefore, there will be limited visual impact on the users of this area.

Landscape/Trees

The trees to the rear of the site are the subject of a group TPO and no works on these trees are to take place to allow for the development.

An Arboricultural Impact Assessment and Method Statement was submitted and conditions have been attached to ensure the protection of the trees.

There is another tree within the corner of the plot to the front boundary, but is within no.2's curtilage, which affords some screening from the road. A small sycamore behind this will be removed, but is hidden by the retained tree.

A new hedge is to be planted to the rear boundary.

Although the beech hedge to the front boundary is to be retained, part of it will need to be removed to allow for the additional parking area. It is not considered that this will

Case No: 18/01697/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

impact on the visual amenity afforded by the hedge.

Highways/Parking

Despite numerous comments regarding highway safety and inadequate parking, the Highway Engineer is satisfied that adequate parking is provided and that adequate visibility exists at the existing access and therefore no highway objections are raised.

Parking will need to be within the site, as there is no on street parking in close proximity to the proposed dwelling, due to double yellow lines being in place in front of the property.

Recommendation

Application Permitted 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 Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the occupation of the development.

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

03 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

03 Reason: In the interests of highway safety.

04 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

04 Reason: In the interests of highway safety.

05 The parking areas shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

Case No: 18/01697/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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

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

The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with the AMS Telephone 01962 848015.

06 Reason: To retain and protect the trees which form an important part of the amenity of the area.

07 Prior to construction above slab level, samples of all the external materials of the building, walls and other structures and external hard landscaping surfaces shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

08 Prior to the commencement of the development hereby permitted detailed information (in the form of SAP design stage data and a BRE water calculator) demonstrating that the dwelling shall meet the 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.

08 Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

09 Prior to the occupation of the dwelling hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that the dwelling shall 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.

09 Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

10 The hedgerow identified on drawing no: TSP-KC/BRAMBLE/001 shall be retained and maintained at a minimum height of 2 metres in good condition and where necessary reinforced with appropriate species to be agreed in writing with the Local Planning Authority. The new planting shall be completed before the end of the first planting season following the completion of the development hereby permitted.

Case No: 18/01697/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

10 Reason: In the interests of the visual amenity of the area.

11 A new hedgerow shall be planted and established along the northern boundary as shown on the approved plan drawing no: 2174/02 Rev.A. The plants shall be a staggered row with 600mm between rows and planted at 600mm centres. Species shall be a native mix unless otherwise agreed in writing with the Local Planning Authority. The new planting shall be completed before the end of the first planting season following the completion of the development hereby permitted.

11 Reason: In the interests of the visual amenity of the area.

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

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

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

2174-02 Rev. A - Site plan
2174-03 Rev. A - House and Garage Floor Plans
2174/04 Rev. A - South elevations
2174-05 Rev. A - North elevations
2174/06 - Garage Elevations

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

Informatives

01. 1 In accordance with paragraph 38 of the NPPF (July 2018), Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

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

In this instance a site meeting was carried out with the applicant and the Agent was updated of any issues.

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

Local Plan Part 1 - Joint Core Strategy: CP1, CP2, CP11, CP13, CP14. CP20
Local Plan Part 2 - Development Management and Site Allocations: DM1, DM15, DM16, DM17, DM18, DM24
High Quality Places SPD
Parking Standards SPD Manual for Streets.

Case No: 18/01697/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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.

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

06. 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.

07. The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

The name of the planning officer who dealt with application

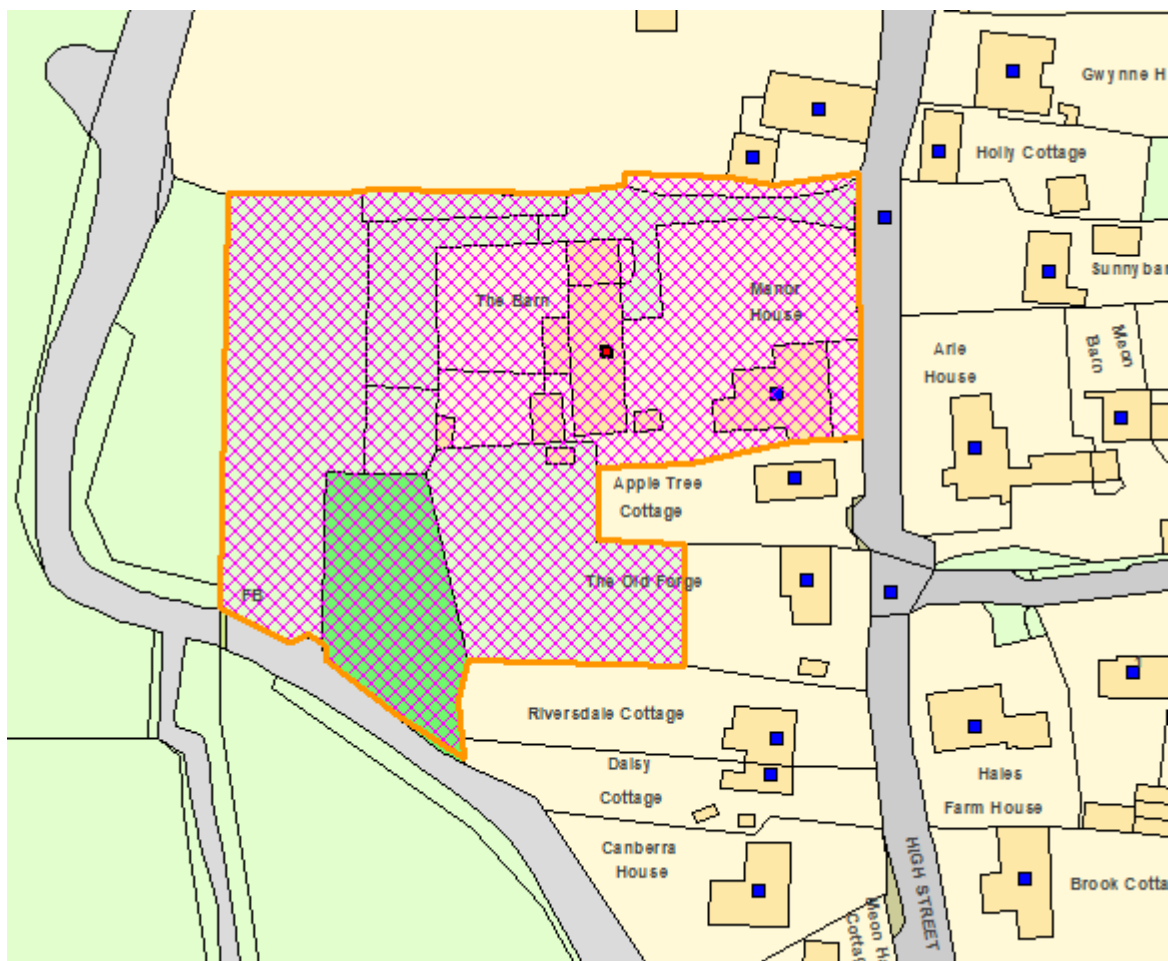
The application case number

Your contact details

The appropriate fee.

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

Case No: SDNP/18/03229/LIS
Proposal Description: Careful removal and rebuilding of existing piggery walls to convert to one-bedroom holiday let
Address: Manor House Barn, High Street, Meonstoke, Southampton, Hampshire, SO32 3NH
Parish, or Ward if within Winchester City: Corhampton & Meonstoke
Applicants Name: Mr & Mrs Hugh and Natalie Lumby
Case Officer: Mrs Sarah Tose
Date Valid: 29 June 2018
Recommendation: Application Approved



General Comments

This application is reported to the Planning Committee as the applicant is a Councillor for Upper Meon Valley ward at Winchester City Council.

1 Site Description

The Piggery is located to the rear (west) of the Manor House, which is a substantial house in the centre of the village of Meonstoke. All that remains of the Piggery are the walls. Also in the rear (west) part of the curtilage of Manor House is a large former grain barn. This structure occupies most of the width of the rear garden of the Manor House.

The house and the former grain barn are separately listed as Grade II. The barn has been converted into residential use as part of previous planning permissions. The northern end of the barn (approximately one third) has been converted into a separately owned dwelling.

The remaining courtyard walls and former farm structures are considered to be of particular significance. They provide tangible evidence of the layout of the former farmstead. They provide a reminder of the historic functions of the listed house and barn, and thereby add meaning to their setting. As they are within the curtilage of the listed buildings, they are also deemed to be curtilage listed structures.

Further to the west is agricultural land that leads to the River Meon. Other residential properties are located to the north, east and south of Manor House.

The site lies within the countryside, the Conservation Area and the South Downs National Park. Vehicular access leads round to the rear of the house.

2 Proposal

The proposal involves the careful removal of the dilapidated south gable and east piggery walls, and re-building it 'like for like' to convert into a short-term holiday let.

The building would contain an open plan dining, sitting and kitchen area with one bedroom and bathroom located to the south. Conservation roof lights would be located on the west elevation above the bedroom and the sitting/dining area. The doors would be painted softwood timber with glazing, with painted softwood timber shutter doors to cover all of the openings to create privacy. Materials would comprise brick and flint walls with a natural slate roof.

Planning permission was granted for the restoration and conversion of the former piggery into a one bedroom holiday let under application SDNP/16/02651/FUL. However it was found that the ruined walls of the piggery need to be demolished and then re-built. New planning and listed building applications have therefore been submitted for the piggery conversion and re-build.

3 Relevant Planning History

11/01218/SFUL - Conversion of barn to provide ancillary domestic accommodation, restoration of sheds and former piggery, construction of greenhouse, swimming pool and tennis court (AFFECTS THE SETTING OF A LISTED BUILDING). PER 12th December 2011.

11/01219/SLIS - Conversion of barn to provide ancillary domestic accommodation, restoration of sheds and former piggery, construction of greenhouse, swimming pool and tennis court. PER 12th December 2011.

11/02772/SLIS - Alterations to existing permitted permission 10/02643/LIS; Insertion of roof light and alterations to existing door and window arrangement and internal support to roof on single storey south projection (RETROSPECTIVE). PER 9th January 2012.

SDNP/16/00752/HOUS- convert the existing garage into bedroom and ensuite bathroom and construct a small shed in the garden. APP 25 May 2016.

SDNP/16/00753/LIS - convert the existing garage into bedroom and ensuite bathroom and construct a small shed in the garden. APP 25th May 2016.

SDNP/16/02651/FUL - Conversion of barn to short-term two bedroom holiday let and garage and boiler room for owner. Restoration and conversion of former piggery to one bedroom holiday let. APP 15th December 2016.

SDNP/16/02652/LIS - Conversion of barn to short-term two bedroom holiday let and garage and boiler room for owner. Restoration and conversion of former piggery to one bedroom holiday let. APP 15th December 2016.

SDNP/17/03025/DCOND - Discharge of condition 6 of planning consent SDNP/16/02652/LIS. APP 29th June 2017.

SDNP/17/03546/DCOND - Discharge of condition 9 of Listed Building Consent SDNP/16/02652/LIS. APP 4th October 2018.

SDNP/17/04774/DCOND - Discharge of conditions 7 and 8 of listed building consent SDNP/16/02652/LIS. APP 4th October 2018.

SDNP/18/05406/DCOND - Discharge of condition 4 of Planning Permission SDNP/16/02651/FUL. APP 6th November 2018.

4 Consultations

Parish Council Consultee

No comments received

WCC Historic Environment Team

The principle was discussed prior to the application being submitted and the principle is acceptable, however, there will need to be some amendments

made to the design. Rather than standard conservation style roof lights at regular intervals along the roof which look too “domestic” in nature, I would suggest that more industrial style “wrap over” roof lights are used on the ridge line as these are more in keeping with the character of the building.

5 Representations

No neighbour representations have been received

6 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **Winchester District Local Plan Review (2006) and the following additional plan(s):**

- Winchester District Local Plan Part 1 Joint Core Strategy (2013)
- South Downs National Park Local Plan - Submission 2018

The relevant policies to this application are set out in section 7, below.

National Park Purposes

The two statutory purposes of the SDNP designation are:

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

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

7 Planning Policy

Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued on 24 July 2018. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

The Planning (Listed Buildings and Conservation Areas) Act 1990 refers to the general duty as respects Listed buildings and Conservation Areas. Section 66 of the Act sets the general duty as respects listed buildings in exercise of

planning functions. In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 requires that “special attention shall be paid to the desirability of preserving or enhancing the character of that area”.

National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF12 - Achieving well-designed places
- NPPF16 - Conserving and enhancing the historic environment

Paragraph 2 states that planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **Winchester District Local Plan Review (2006)** are relevant to this application:

- DP3 - General Design Criteria
- HE1 – Archaeology
- HE5 – Conservation Areas
- HE14 - Alterations to Historic Buildings
- HE17 - Re-Use and Conversion of Rural Buildings

The following policies of the **Winchester District Local Plan Part 1 Joint Core Strategy (2013)** are relevant to this application:

- CP13 - High Quality Design
- CP19 - South Downs National Park
- CP20 - Heritage and Landscape Character

The following policies of the **South Downs National Park Local Plan - Submission 2018** are relevant to this application:

- Strategic Policy SD5 - Design
- Strategic Policy SD12 - Historic Environment
- Development Management Policy SD13 - Listed Buildings
- Development Management Policy SD15 - Conservation Areas

Partnership Management Plan

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery

Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The following Policies and Outcomes are of particular relevance to this case:

- General Policy 1
- General Policy 9

The Draft South Downs National Park Local Plan

The South Downs Local Plan: Pre-Submission Local Plan was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for public consultation between 26 September to 21 November 2017, and the responses considered by the Authority. The Plan was submitted to the Secretary of State for independent examination in April 2018. The Submission version of the Local Plan consists of the Pre-Submission Plan and the Schedule of Proposed Changes. It is a material consideration in the assessment of this planning application in accordance with paragraph 48 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication. Based on the current stage of preparation, and given the relative age of the **saved policies within the Winchester District Local Plan Review (2006)**, the policies within the **Submission South Downs Local Plan (2018)** are currently afforded **considerable** weight, depending on the level of objection received on individual policies.

8 Planning Assessment

Principle of development

LPP1 policy MTRA 4 allows for the development of small scale low key tourist accommodation that is appropriate to the site, location and the setting. It is considered that the proposal accords with the requirements of this policy so the principle of development is therefore acceptable.

Impact on the listed building and Conservation Area

The principal heritage issues are the effects of the proposal on the special interest and settings of listed buildings, and the character and appearance of the Meonstoke Conservation Area.

Planning permission and listed building consent have previously been granted for the proposed piggery restoration and conversion.

The Council's Historic Environment Officer has requested that photographs of the building be taken before it is demolished using this as a guide for the re-building of the piggery walls. The photographic survey of the piggery was carried out on the 12th June 2018 by Alfred Hawkins Pre-Construct Archaeology Historic Buildings Team.

The survey found that the walls of the piggery are constructed in coursed flint with red brick dressings to the corners and openings. Along the west side of

the building are three narrow entrances with two door openings at the north end and at the southeast corner. There is evidence that the original roof was pitched as the south gable end survives as part of the flint boundary wall. There were no surviving internal features or fittings in the piggery.

The piggery has lost its roof and upper part of the walls and the timber doors. The walls of the piggery would be re-built 'like for like' and the building would be restored.

The submitted plans differ slightly to the previously approved plans as the layout has changed and the sitting room/dining room is now located to the rear with the bedroom/bathroom on the other side. The three full length windows on the north elevation remain the same and the door on the east elevation has been replaced with a frosted window. This frosted window serves the bathroom. The four conservation roof lights are retained which serve the bedroom and living/dining area.

The Council's Historic Environment Officer has raised concern about the conservation style roof lights that are proposed at regular intervals along the roof slope which are considered to look too domestic in nature. They suggest that more industrial style 'wrap over' roof lights are used on the ridge line which are more in keeping with the character of the building. The applicant has explored the provision of ridge roof lights and has shown this on a plan; however the set positioned above the bedroom/bathroom would clash with the wall below, and would therefore not work. It is also noted that the proposed roof lights are the same as those approved in the 2006 planning permission. The conservation style roof lights proposed are not considered to have such an adverse impact on the character of the building to warrant the refusal of listed building consent in this case.

The proposed design and materials are considered appropriate and would be the same as in the previous approvals. The Council's Historic Environment Officer has requested that details of materials and windows/doors are submitted for prior approval so conditions 3 and 4 have been applied to secure this.

The development is therefore not considered to cause any harm to the setting of listed buildings or to the character and appearance of the Conservation Area.

9 Conclusion

The application is considered to be in accordance with local plan policies and is recommended for approval.

10 Reason for Recommendation and Conditions

It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

1. 3 year time expiry listed building

The works hereby consented shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No development shall take place above foundations until samples and details of all materials to be used in the external appearance of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with such approved details.

Reason: To preserve the setting of the listed buildings and to preserve the character and appearance of the Conservation Area in accordance with Policy CP20 of the Joint Core Strategy 2013.

4. Full joinery details of all new windows and doors, at a scale of 1:10, shall be submitted to and approved in writing by the Local Planning Authority before the relevant work is begun. Development shall proceed and be maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To preserve the setting of the listed buildings and to preserve the character and appearance of the Conservation Area in accordance with Policy CP20 of the Joint Core Strategy 2013.

5. No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: To preserve the setting of the adjacent listed buildings and to preserve the character and appearance of the Conservation Area in accordance with Policy CP20 of the Joint Core Strategy 2013.

6. No new plumbing, pipes, soil-stacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: To preserve the setting of the listed buildings and to preserve the character and appearance of the Conservation Area in accordance with Policy CP20 of the Joint Core Strategy 2013.

11. Crime and Disorder Implications

11.1 It is considered that the proposal does not raise any crime and disorder implications.

12. Human Rights Implications

12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13. Equality Act 2010

13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

14. Proactive Working

The application was acceptable as submitted so no further assistance was required.

Plans Referred to in Consideration of this Application

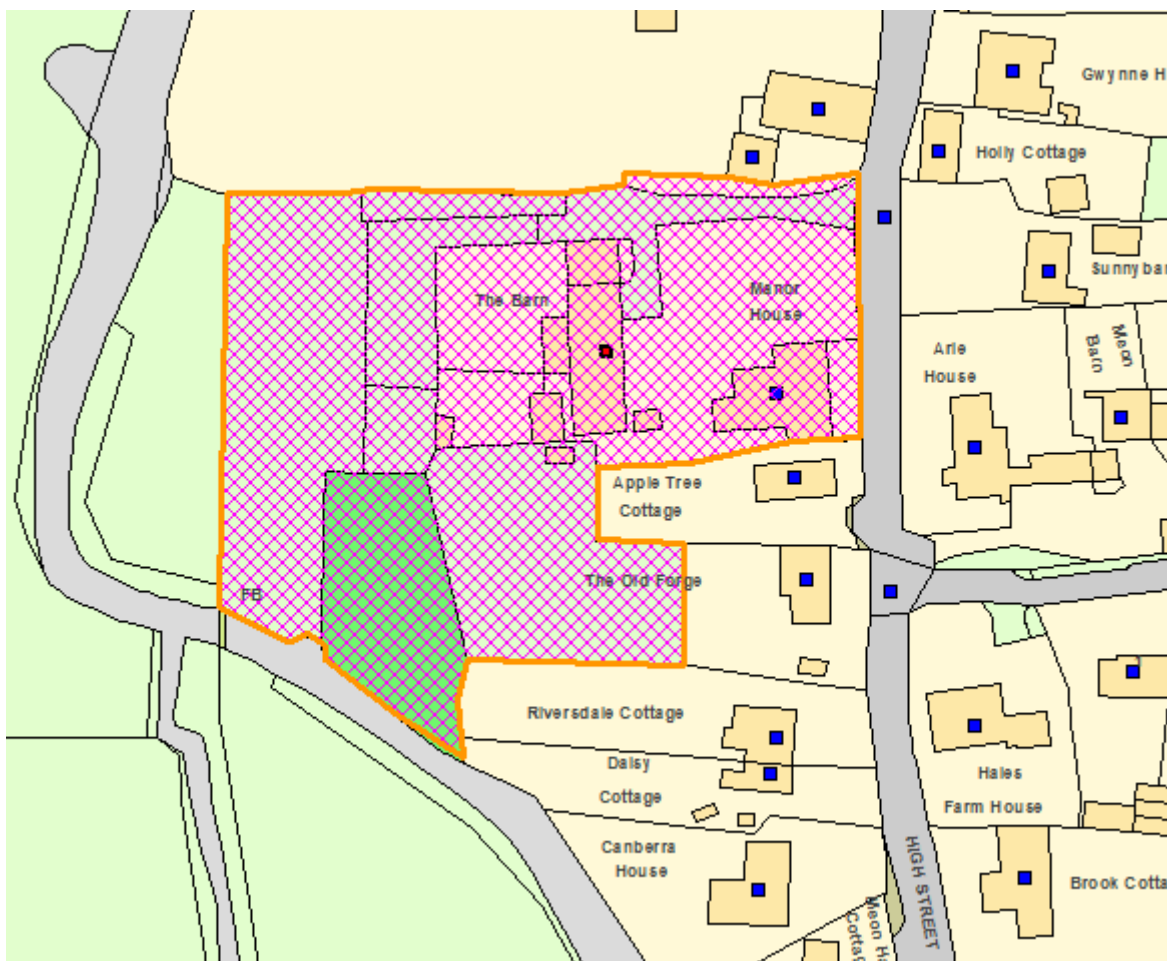
The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - LOCATION PLAN	2079/01		15.06.2018	Approved
Plans - EXISTING SURVEY PLAN	AP140		15.06.2018	Approved
Plans - PROPOSED PLANS & ELEVATIONS	AP150		15.06.2018	Approved
Plans - BLOCK PLAN	J17029W		15.06.2018	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.

This page is intentionally left blank

Case No: SDNP/18/03228/HOUS
Proposal Description: Careful removal and rebuilding of existing piggery walls to convert to one-bedroom holiday let
Address: Manor House Barn, High Street, Meonstoke, Southampton, Hampshire, SO32 3NH
Parish, or Ward if within Winchester City: Corhampton & Meonstoke
Applicants Name: Mr & Mrs Hugh and Natalie Lumby
Case Officer: Mrs Sarah Tose
Date Valid: 29 June 2018
Recommendation: Application Approved



General Comments

This application is reported to the Planning Committee as the applicant is a Councillor for Upper Meon Valley ward at Winchester City Council.

1 Site Description

The Piggery is located to the rear (west) of the Manor House, which is a substantial house in the centre of the village of Meonstoke. All that remains of the Piggery are the walls. Also in the rear (west) part of the curtilage of Manor House is a large former grain barn. This structure occupies most of the width of the rear garden of the Manor House.

The house and the former grain barn are separately listed as Grade II. The barn has been converted into residential use as part of previous planning permissions. The northern end of the barn (approximately one third) has been converted into a separately owned dwelling.

The remaining courtyard walls and former farm structures are considered to be of particular significance. They provide tangible evidence of the layout of the former farmstead. They provide a reminder of the historic functions of the listed house and barn, and thereby add meaning to their setting. As they are within the curtilage of the listed buildings, they are also deemed to be curtilage listed structures.

Further to the west is agricultural land that leads to the River Meon. Other residential properties are located to the north, east and south of Manor House.

The site lies within the countryside, the Conservation Area and the South Downs National Park. Vehicular access leads round to the rear of the house.

2 Proposal

The proposal involves the careful removal of the dilapidated south gable and east piggery walls, and re-building 'like for like' to convert into a short-term holiday let.

The building would contain an open plan dining, sitting and kitchen area with one bedroom and bathroom located to the south. Conservation roof lights would be located on the west elevation above the bedroom and the sitting/dining area. The doors would be painted softwood timber with glazing, with painted softwood timber shutter doors to cover all of the openings to create privacy. Materials would comprise brick and flint walls with a natural slate roof.

Planning permission was given for the restoration and conversion of the former piggery into a one bedroom holiday let under application SDNP/16/02651/FUL. However it was found that the ruined walls of the piggery need to be demolished and then re-built. New planning and listed building applications have therefore been submitted for the piggery conversion and re-build.

3 Relevant Planning History

11/01218/SFUL - Conversion of barn to provide ancillary domestic accommodation, restoration of sheds and former piggery, construction of greenhouse, swimming pool and tennis court (AFFECTS THE SETTING OF A LISTED BUILDING). PER 12th December 2011.

11/01219/SLIS - Conversion of barn to provide ancillary domestic accommodation, restoration of sheds and former piggery, construction of greenhouse, swimming pool and tennis court. PER 12th December 2011.

11/02772/SLIS - Alterations to existing permitted permission 10/02643/LIS; Insertion of roof light and alterations to existing door and window arrangement and internal support to roof on single storey south projection (RETROSPECTIVE). PER 9th January 2012.

SDNP/16/00752/HOUS- convert the existing garage into bedroom and ensuite bathroom and construct a small shed in the garden. APP 25 May 2016.

SDNP/16/00753/LIS - convert the existing garage into bedroom and ensuite bathroom and construct a small shed in the garden. APP 25th May 2016.

SDNP/16/02651/FUL - Conversion of barn to short-term two bedroom holiday let and garage and boiler room for owner. Restoration and conversion of former piggery to one bedroom holiday let. APP 15th December 2016.

SDNP/16/02652/LIS - Conversion of barn to short-term two bedroom holiday let and garage and boiler room for owner. Restoration and conversion of former piggery to one bedroom holiday let. APP 15th December 2016.

SDNP/17/03025/DCOND - Discharge of condition 6 of planning consent SDNP/16/02652/LIS. APP 29th June 2017.

SDNP/17/03546/DCOND - Discharge of condition 9 of Listed Building Consent SDNP/16/02652/LIS. APP 4th October 2018.

SDNP/17/04774/DCOND - Discharge of conditions 7 and 8 of listed building consent SDNP/16/02652/LIS. APP 4th October 2018.

SDNP/18/05406/DCOND - Discharge of condition 4 of Planning Permission SDNP/16/02651/FUL. APP 6th November 2018.

4 Consultations

Parish Council Consultee

No comments received.

WCC Historic Environment Team

The principle was discussed prior to the application being submitted and the principle is acceptable, however, there will need to be some amendments made to the design. Rather than standard conservation style roof lights at regular intervals along the roof which look too “domestic” in nature, I would suggest that more industrial style “wrap over” roof lights are used on the ridge line as these are more in keeping with the character of the building.

WC - Winchester Highways

This application does not appear to include any significant highway implications, therefore I raise no objections.

WC - Drainage Engineer

No drainage information has been provided; therefore I will have to condition the application. As a likely solution I would propose surface water will have to go to a soak away to building regs, and the foul is probably going to an existing on site system, if so, then I will need to see confirmation that it can accept the additional loading.

WC – Landscape

I have reviewed the submitted information and there are no landscape issues of any significance so I raise no objection.

5 Representations

No neighbour representations have been received.

6 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **Winchester District Local Plan Review (2006) and the following additional plan(s):**

- Winchester District Local Plan Part 1 Joint Core Strategy (2013)
- South Downs National Park Local Plan - Submission 2018

The relevant policies to this application are set out in section 7, below.

National Park Purposes

The two statutory purposes of the SDNP designation are:

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

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

7 **Planning Policy**

Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued on 24 July 2018. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF12 - Achieving well-designed places
- NPPF15 - Conserving and enhancing the natural environment
- NPPF16 - Conserving and enhancing the historic environment

Paragraph 2 states that planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **Winchester District Local Plan Review (2006)** are relevant to this application:

- DP3 - General Design Criteria
- HE1 – Archaeology
- HE5 – Conservation Areas
- HE14 - Alterations to Historic Buildings
- HE17 - Re-Use and Conversion of Rural Buildings
- RT18 - Permanent Short-Stay Tourist Accommodation in Countryside

The following policies of the **Winchester District Local Plan Part 1 Joint Core Strategy (2013)** are relevant to this application:

- MTRA4 - Development in the countryside
- CP13 - High Quality Design
- CP16 - Biodiversity
- CP19 - South Downs National Park
- CP20 - Heritage and Landscape Character

The following policies of the **South Downs National Park Local Plan - Submission 2018** are relevant to this application:

- Strategic Policy SD5 - Design

- Strategic Policy SD8 - Dark Night Skies
- Strategic Policy SD12 - Historic Environment
- Development Management Policy SD13 - Listed Buildings
- Development Management Policy SD23 - Sustainable Tourism

Partnership Management Plan

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The following Policies and Outcomes are of particular relevance to this case:

- General Policy 1
- General Policy 3
- General Policy 9
- Visitor and Tourism Policy 43

The Draft South Downs National Park Local Plan

The South Downs Local Plan: Pre-Submission Local Plan was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for public consultation between 26 September to 21 November 2017, and the responses considered by the Authority. The Plan was submitted to the Secretary of State for independent examination in April 2018. The Submission version of the Local Plan consists of the Pre-Submission Plan and the Schedule of Proposed Changes. It is a material consideration in the assessment of this planning application in accordance with paragraph 48 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication. Based on the current stage of preparation, and given the relative age of the **saved policies within the Winchester District Local Plan Review (2006)**, the policies within the **Submission South Downs Local Plan (2018)** are currently afforded **considerable** weight, depending on the level of objection received on individual policies.

8 Planning Assessment

Principle of development

LPP1 policy MTRA 4 allows for the development of small scale low key tourist accommodation that is appropriate to the site, location and the setting. It is considered that the proposal accords with the requirements of this policy so the principle of development is therefore acceptable.

A condition has been applied to restrict the use of the building to holiday accommodation to prevent a permanent residential use being established.

Impact on the listed building and Conservation Area

The principal heritage issues are the effects of the proposals on the special interest and settings of listed buildings, and the character and appearance of the Meonstoke Conservation Area.

Planning permission and listed building consent have previously been granted for the proposed piggery restoration and conversion.

The Council's Historic Environment Officer has requested that photographs of the building be taken before it is demolished using this as a guide for the re-building of the Piggery walls. The photographic survey of the piggery was carried out on the 12th June 2018 by Alfred Hawkins Pre-Construct Archaeology Historic Buildings Team.

The survey found that the walls of the piggery are constructed in coursed flint with red brick dressings to the corners and openings. Along the west side of the building are three narrow entrances with two door openings at the north end and at the southeast corner. There is evidence that the original roof was pitched as the south gable end survives as part of the flint boundary wall. There were no surviving internal features or fittings in the piggery.

The piggery has lost its roof and upper part of the walls and the timber doors. The walls of the piggery would be re-built 'like for like' and the building would be restored.

The submitted plans differ slightly to the approved plans as the layout has changed and the sitting room/dining room is now located to the rear and the bedroom/bathroom is on the other side. The three full length windows on the north elevation remain the same and the door on the east elevation has been replaced with a frosted window. This frosted window serves the bathroom. The four conservation roof lights are retained which serve the bedroom and living/dining area.

The Council's Historic Environment Officer has raised concern about the conservation style roof lights that are proposed at regular intervals along the roof slope which are considered to look too domestic in nature. They suggest that more industrial style 'wrap over' roof lights are used on the ridge line which are more in keeping with the character of the building. The applicant has explored the provision of ridge roof lights and has shown this on a plan; however the set positioned above the bedroom/bathroom would clash with the wall below, and would therefore not work. It is also noted that the roof lights are the same as those approved in the 2006 planning permission. The conservation style roof lights proposed are not considered to have such an adverse impact on the character of the building to warrant the refusal of planning permission in this case.

The proposed design and materials are considered appropriate and would be the same as the previous approvals. The Council's Historic Environment Officer has requested that details of materials and windows/doors are

submitted for prior approval so conditions have been applied to the listed building consent to secure this.

The development is therefore not considered to cause any harm to the setting of the adjacent listed buildings or to the character and appearance of the Conservation Area.

Impact on the landscape character of the South Downs National Park

The proposal seeks to re-build an existing rural building which would enhance the appearance of the area. Natural materials are proposed which are considered acceptable and a condition has been applied (to the listed building consent only to avoid duplication) to ensure that details are submitted for prior approval. The development is therefore not considered to result in any harm to the landscape character or natural beauty of the South Downs National Park.

Impact on biodiversity

Ecological surveys were undertaken as part of the previous application which related to the barn and the piggery. The Council's Ecologist raised no objection to the proposals subject to a condition to ensure that the recommendations outlined in the surveys are strictly adhered to. The existing Piggery remains would not provide any secure roost space for bats as it has no roof so additional surveys were not deemed necessary. Biodiversity enhancements will be carried out as part of the previous extant permission.

Highways

There will be no alterations to the existing access and adequate parking is available within the site. As such the development would have no adverse impact on highway safety.

Impact on local residential amenity

The proposed reconstruction of the building to be used as a holiday let is not considered to give rise to any adverse impacts to the amenities of neighbouring properties in terms of loss of light, privacy or disturbance.

9 Conclusion

The application is considered to be in accordance with local plan policies and is recommended for approval.

10 Reason for Recommendation and Conditions

It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

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)./ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3. 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 can begin.

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

4. The additional accommodation hereby permitted shall not be occupied at any time other than as holiday accommodation or for purposes ancillary to the residential use of the existing dwelling Manor House. The holiday accommodation shall be limited to any one occupier occupying any unit for a maximum period of 4 weeks and for no more than 3 times per year, with a break between each occupation, by the same occupier, of 4 weeks. A register of the names of the occupiers of the unit and their arrival and departure dates shall be kept by the developer and shall be produced to the Local Planning Authority upon reasonable notice.

Reason: To accord with the terms of the application since the site lies within an area where additional residential properties would not normally be permitted.

5. The building hereby permitted shall not be occupied until details of measures to reduce light spillage from the proposed roof lights (such as low transmittance glass or automatic black out blinds) have been submitted to and approved in writing by the Local Planning Authority. The measures shall be installed and operated in accordance with the approved details and retained thereafter at all times.

Reason: To minimise light intrusion in the South Downs National Park which is a designated International Dark Sky Reserve.

11. Crime and Disorder Implications

- 11.1 It is considered that the proposal does not raise any crime and disorder implications.

12. Human Rights Implications

- 12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13. Equality Act 2010

- 13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

14. Proactive Working

The application was acceptable as submitted so no further assistance was required.

Plans Referred to in Consideration of this Application

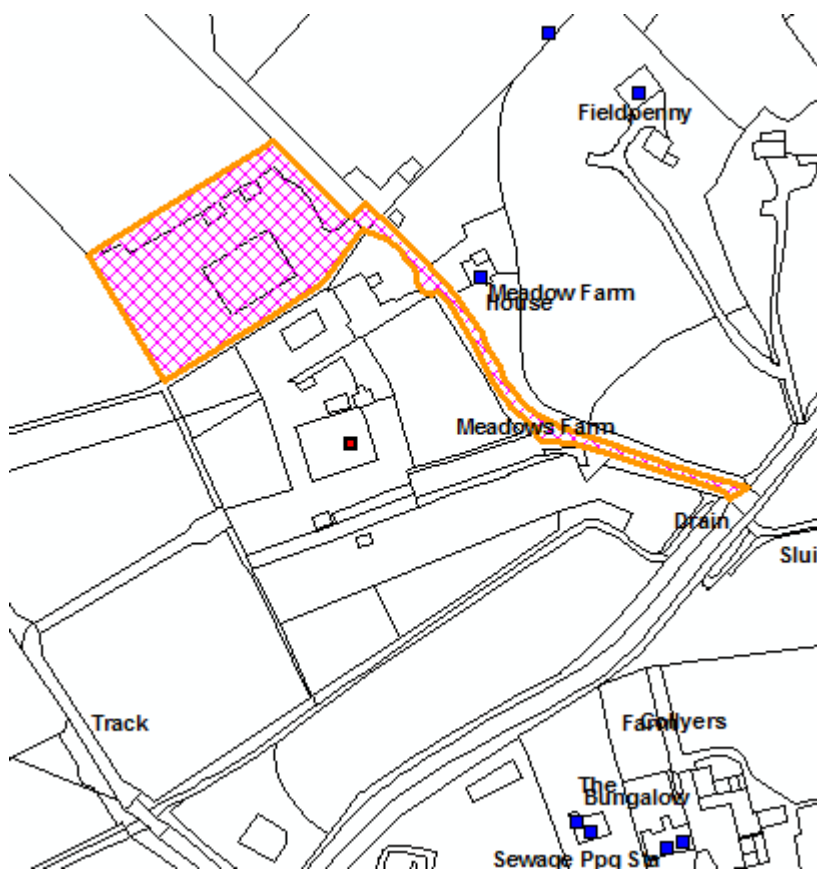
The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - LOCATION PLAN	1873/04		15.06.2018	Approved
Plans - EXISTING SURVEY PLAN	AP140		15.06.2018	Approved
Plans - BLOCK PLAN	J17029W		15.06.2018	Approved
Plans - PROPOSED PLANS & ELEVATIONS	AP150		15.06.2018	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 18/01806/FUL
Proposal Description: (RETROSPECTIVE) (AMENDED DESCRIPTION) Proposed use of first-floor mezzanine and partial use of ground floor of (northwest) agricultural storage building for office purposes (Class B1)
Address: Meadows Farm, Ervills Road, Worlds End, Hambledon, PO7 4QU.
Parish, or Ward if within Winchester City: Denmead
Applicants Name: Mr J. Chambers
Case Officer: Robert Green
Date Valid: 27 July 2018
Recommendation: Application Permitted



© Crown Copyright and database rights Winchester City Council License 100019531

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

General Comments

The application is reported to Committee due to the number of public representations received contrary to the Officer's recommendation.

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

Site Description

Meadows Farm is an agricultural holding accessed from Ervills Road in Worlds End. From the roadway, an access track leads toward the application site and provides access to the remainder of the farm. A dwelling house which is not associated with the farm holding sits to the east of this track.

The wider farm holding extends a considerable distance and contains 3 existing buildings which are in close proximity to one another, with various points to the barns along the length of the track providing access to these buildings and the surrounding area.

The application concerns the larger northern building which provides agricultural storage. This barn and its associated hard surfacing are a recent addition to the farm area, having obtained permission for its construction in 2014.

The application site is bordered by a combination of boundary treatments. A brick wall and automatic gates face the east, whilst a timber boarded fence borders the public right of way which runs to the south of the area. A bund and timber fence divide the site from the rest of the farm to the north, whilst fencing borders the site to the west.

A public right of way runs from Ervills Road along the access track, and separates to the south of the application site, running across the remainder of the holding.

The area is rural in character with a combination of large residential dwellings and farmland.

Proposal

The proposal applies for retrospective permission to partially use the agricultural storage building for office purposes (under Class B1).

The conversion concerns the western end of the building and contains a staff room and meeting room on the ground floor with office space on a mezzanine level above. The remainder of the barn would continue in its current use as an agricultural storage building, which is overlooked by internal windows within the office space.

Car parking would be provided within the enclosed space of the barn compound.

Relevant Planning History

14/02601/APN - Erection of agricultural barn – No Objection raised and issued
15.12.2014

Consultations

Case No: 18/01806/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

WCC Engineers: Drainage:

- The site is within Flood Zone 1 and is at a very low risk of surface water flooding.
- The development will not affect existing flood risk.

WCC Engineers: Highways:

- The application does not include any highway implications and no objection is raised.

WCC Head of Environmental Protection:

- No adverse comments subject to conditions restricting hours of operation, timing of deliveries and a lighting plan.

Hampshire County Council (Rights of Way)

- Requests pre-commencement details on the resurfacing of the access track which is a Public Right of Way
Note: The resurfacing of the access track was removed from the proposal during the course of the application.

Representations:

Denmead Parish Council

- Not in keeping with policy MTRA4, maintenance highway vehicles may enter the site at inappropriate times.
- Lighting would cause a disturbance to wildlife habitats.
- Future concreting may raise pressures on TPO tree [*NOTE: Following receipt of comments, the applicant has removed the resurfacing of the access track from the application and the proposal description was updated accordingly.*]

25 letters from 20 addresses received objecting to the application for the following reasons:

- Increase in traffic and noise
- Lighting on barn
- Expansion of industrial premises
- Potential use at unsociable hours
- Potential for heavy good vehicles

Comment from Cllr Stallard

- Impact of lighting
- Impact from increased vehicle traffic
- Would cause disruption and inappropriate noise/light and traffic generation.

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

- Opinion of applicant
- Alleged enforcement breaches not related to the application site.

18 letters from 18 addresses received supporting the application for the following reasons:

- Small businesses should be encouraged

Case No: 18/01806/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

- Existing buildings being used in a productive way
- Provides job opportunities
- Prevents commuting
- Reduction in countryside crime rate by having people in a rural location during the day.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

- MTRA4 – Development in the Countryside
- CP8 – Economic Growth and Diversification
- CP16 – Biodiversity

Winchester Local Plan Part 2 – Development Management and Site Allocations

- DM15 – Local Distinctiveness
- DM16 – Site Design Criteria
- DM17 – Site Development Principles
- DM18 – Access and Parking
- DM23 – Rural Character

Denmead Neighbourhood Plan

- Policy 1 – A Spatial Plan for the Parish

National Planning Policy Guidance/Statements:

National Planning Policy Framework 2018

Planning Considerations

Principle of development

The application site is outside of a defined settlement boundary and is therefore within the countryside under development plan policies.

In this area, policy MTRA4 (Development in the Countryside) of the Local Plan Part 1 allows proposals which have an essential or operational need for a countryside location.

In addition, the policy accepts that there are a number of occupied buildings within the countryside which are an accepted part of the landscape, and it is considered appropriate for them to be used productively for re-use or re-development for an alternative purpose.

Policy MTRA4 therefore allows *proposals for the reuse of existing rural buildings for employment purposes*.

This application uses an existing building in the rural environment and proposes the conversion of part of this building for employment purposes.

Therefore, the proposal complies with the criterion of policy MTRA4 and the principle of the development is acceptable.

Policy MTRA4 also notes that development proposed in accordance with the policy

Case No: 18/01806/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

should not cause harm to the character and landscape of the area or neighbouring uses or create inappropriate noise/light and traffic generation. These elements are assessed further in this report.

Design/layout

The internal conversion of part of the building for office purposes results in the inclusion of external windows on the western elevation of the barn and an entrance door along the southern wall which contains an overhanging porch. Despite these introductions, the barn building maintains its rural appearance and long-distance views to the building show what would be expected in a rural environment.

The conversion to offices does introduce the additional need for car parking for office workers, and the Highways impact has been assessed later in the report. From a design and layout perspective, the area surrounding the barn maintains sufficient space to provide parking facilities for employees which, due to the boundary treatments, are largely hidden from the public realm.

Impact on character of area and neighbouring property

The area surrounding the application site is rural in character and Policy DM23 (Rural Character) of LPP2 plays an important part in the assessment of the application.

As the application involves the internal conversion of an existing structure, an increase in the visual and physical impact of the development does not materially increase as a result of this application.

A key characteristic of the rural environment is the tranquillity of the area which is particularly important on this site due to the amount of public rights of way which cross the area. This application would allow the retention of an office facility which, whilst intensifying the use of the site, does not propose a use which would be adversely harmful to the tranquil nature of the surrounding environment. The enjoyment of the rural environment from the public right of ways which cross the site are not harmed by the introduction of an office facility to the building and the Rights of Way Officer does not raise an objection to this part of the application.

In addition, condition 06 has been included to obtain details of the lighting arrangements for the barn at the request of the Environmental Health Officer. This is to ensure that excessive lighting is not introduced as a result of the office use.

Meadow Farm House is located outside of the ownership of the applicant and is 56m from the barn building at its closest distance, and approximately 71m from the part of the barn which contains the office use. Environmental Health have been consulted during the course of the application and have recommended the inclusion of conditions restricting hours of operation and timing of deliveries.

These conditions have been included (04 and 05) to protect the amenities of neighbouring occupants. Condition 03 has also been included to ensure this part of the building remains in B1 use and is not converted in the future to a more intensive use without a planning assessment.

Case No: 18/01806/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Landscape/Trees

Two trees protected by a Tree Preservation Order (TPO) sit to the west of the access track; both are outside of the application site but within the ownership of the applicant. Originally, the application also included the resurfacing of the access track from Ervills Road up to the application site and comments of concern were raised regarding the impact on the protected trees.

Upon reviewing the comments and following communication with the agent of the application, this aspect of the application was removed and an updated planning statement resulted in the proposal description being amended during the course of the application concerning solely the conversion to office use.

Highways/Parking

The introduction of an office facility to the site introduces the requirement for parking facilities for employers. As detailed previously in this report, sufficient space exists surrounding the barn to provide parking for the offices.

Whilst this inevitably results in increased use of the access track to travel to the northern barn, the Highway Officer does not consider this increase to create a significant highway implication and no objection is raised on these grounds.

Other Matters

Comments have raised concern regarding the alleged use and potential future use of the site for commercial reasons.

Whilst these concerns are acknowledged, this application is seeking to allow the use of part of an existing rural building for office purposes which complies with local policies which govern development in the countryside. Site meetings and consequent unannounced site visits have demonstrated that the remainder of the barn contains agricultural equipment in compliance with its expected use.

If the site is to be used for a purpose other than its permitted agricultural use class, this would require its own application which would be assessed on its merits at that time if required.

Therefore, as each application is assessed and decided on its own merits, this application for the conversion of part of an agricultural building for office purposes is compliant with the development plan and does not create material planning harm which justifies refusing the application.

Recommendation

Application Permitted subject to the following condition(s):

Conditions

1 The development must continue to operate in accordance with the following plans: Site and Location Plan [drawing SD-1839-00 Revision D] received 31.07.2018,
Case No: 18/01806/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Plans and Elevations [drawing SD-1839-01 Revision A] received 31.07.2018

- 1 Reason: In the interests of proper planning and for the avoidance of doubt
- 2 The change of use to B1 hereby permitted must only apply to the ground floor and mezzanine level as shown on drawing SD-1839-01 Revision A.

The remainder of the building must remain in an agricultural use.

2 Reason: To ensure the terms of the application are clear in the interest of proper planning and for the avoidance of doubt.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the development hereby permitted (as defined by condition 02) shall be used only for purposes within Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to those Classes in any Statutory Instrument revoking and re-enacting that Order with or without modification) and for no other purpose(s).

3 Reason: To restrict the use of the premises in the interests of the local amenity and to restrict the potential permitted development changes provided by the General Permitted Development Order allowing the Local Planning Authority to assess potential future alterations to this part of the building.

4 The use hereby permitted shall only open to employees within the following times 0630 till 2100hrs Monday to Friday and at no time on Saturdays, Sundays or recognised public holidays.

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

5 No deliveries shall be taken at or dispatched from the site except between the hours of 0630 and 2100 Monday to Friday and at no time on Saturdays, Sundays and recognised public holidays.

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

6 Within 3 months of the date of consent, details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority.

This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles).

The lighting shall be installed, maintained and operated in accordance with the approved details.

The external lighting will not be switched on between the hours of 21:00 in the evening and 06:30 the following morning.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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

Informatives:

1.

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

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

In this instance a site meeting was carried out with the applicant.

2.

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

Local Plan Part 1 - Joint Core Strategy: MTRA4, CP8 and CP16

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

3.

This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out above, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

4.

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

5.

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

6.

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

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

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

7.

Case No: 18/01806/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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)

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Appendix 1 – Response from Denmead Parish Council

Please return this form to the Case Officer: Robert Green

From: Denmead Parish Council

Case No: 18/01806/FUL

Closing Date for Comments: 24.09.2018

Location: Meadows Farm, Ervills Road, Worlds End, Hambledon, PO7 4QU
Proposal: Proposed use of first-floor mezzanine of (northwest) agricultural storage building for office purposes (Class B1) and resurfacing of existing access drive.

Comments:

The Parish Council of Denmead, by a majority decision, raised a STRONG OBJECTION to this proposal and cited the following reasons:

- The proposed building would be severely detrimental to this important part of the countryside environment and character of Denmead. This has been recognised in previous planning decisions made by WCC since 2004 (vis 04/00217/COU).
- Worlds End is a small hamlet which should be preserved as such and therefore committee members would wish to see the barn only being used for agricultural necessity, in relation to Policy No. CE 17 in Part 1 of the WCC Local Plan.
- The proposed change of use/conversion of the agricultural barn to an employment-generated premises is also not in keeping within Winchester District Local Plan Part 1, Policy MTRA 4, which states that “Development proposed in accordance with this policy should not cause harm to the character and landscape of the area or neighbouring uses, or create inappropriate noise/light and traffic generation”. Members are concerned that potentially large maintenance highway vehicles may access the area during the proposed operational times of 6.30am – 9.00pm, which would cause a significant disturbance to local residents.
- Members do not wish lighting to be used at the premises during the proposed operational hours, as this would cause a disturbance to wildlife habitats. Winchester District Local Plan Part 1, Policy CP16, states “new development will be required to show how biodiversity can be retained, protected and enhanced through its design and implementation...” and seeks only to support development proposals if the benefits of the development clearly outweigh the harm to the habitat and/or species.
- In conclusion, Denmead Parish Council also wish to comment that the Planning Application does not show the existing excessive concrete which is in place around the barn and has also covered the trunk of a significant tree. The concern is that additional concrete may be added, thereby seriously threatening the life of a tree which has a Tree Preservation Order. “Development should not result in the loss or deterioration of special trees and the space required to support them in the long term”, as stated in Winchester District Local Plan Part 2, Policy DM23.

Request for application to be considered by Committee:

(NB: Case Officer to forward form to Head of Planning Control if this section completed)

Should there be a conflict of views between Members comments and the Case Officer,

Case No: 18/01806/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Members would wish for this matter to go to the Development Control Committee.

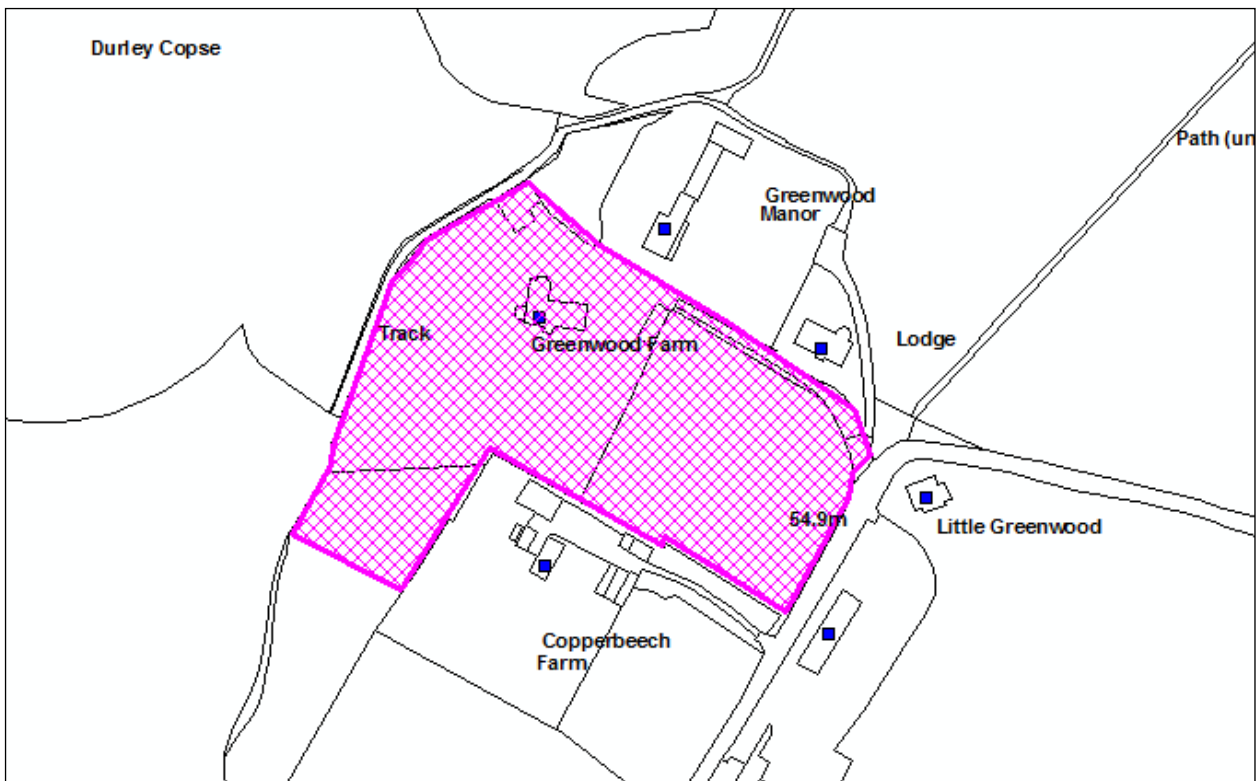
Signed: *L J Merriman ~ Deputy Clerk*

Date: 28.09.2018

This page is intentionally left blank

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 18/02185/FUL
Proposal Description: Proposed Additional dwelling using existing access with retention of existing dwelling using existing separate access
Address: Greenwood Farm Greenwood Lane Durley SO32 2AP
Parish, or Ward if within Winchester City: Durley
Applicants Name: Mr & Mrs S Beazley
Case Officer: Liz Marsden
Date Valid: 23 October 2018
Recommendation: Refuse



© Crown Copyright and database rights Winchester City Council License 100019531

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

General Comments

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

Site Description

The site is a sizeable area of land totalling around 1.6ha. At present there is a single dwelling, a large bungalow with a floor area of 250 sq.m, which is located in the northern corner of the site. The garden area surrounding the bungalow extends to about 1ha and the remaining part of the site is a field, separated from the garden of the bungalow by a post and rail fence, which extends to Greenwood Lane, a distance of 85m.

The north western part of the site is relatively level around the existing bungalow, which is at the highest point of the land, with land levels dropping down to Greenwood Lane to the east (around 5m difference in height) and also to the west. There is an area of woodland, Durley Copse which extends to the north western boundary of the site. There are two residential properties to the north and east, Greenwood Manor and Greenwood Lodge respectively, together with a mobile home at Copperbeech Farm to the south.

The surrounding area is predominantly rural in character and appearance as, although much of the land is laid out as golf courses for the East Horton Golf centre, the topography of the area and mature trees and hedges along the lane provide effective screening of the golf club activities. The few buildings in the vicinity, including those immediately adjacent to the eastern side of Greenwood Lane, are discreetly located and do not intrude into the landscape.

Proposal

The application, as submitted, is for an additional dwelling using the existing access with the retention of the existing dwelling. The access to Greenwood Lane has been formed and the proposal includes a surfaced drive to the forecourt of the new house. The existing access, which runs from Greenwood Lane around the north eastern boundary of the site, would continue to serve the retained bungalow.

The additional house is a substantial dwelling of 408 square metres of internal floor space, with accommodation arranged over several floors, including a basement and rooms in the roof, providing 6 bedrooms. Further accommodation, amounting to 120sq.m, is provided in a wing to the south and front of the dwelling, which contains a triple garage and pool room, with a gym in the roof space above the garage.

Relevant Planning History

17/02393/FUL - Change of use of land to curtilage and proposed replacement dwelling using existing access from Greenwood Lane - permitted 11.12.17, subject to a condition ensuring the removal of the existing dwelling.

Consultations

WCC Engineers: Drainage:

Comment on previous application. No risk from flooding. No mains drainage in the area
Case No: 18/02185/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

and poor surface water drainage which will need to be dealt with by means of a package treatment plant and infiltration. No objection subject to detailed proposals being put forward.

WCC Engineers: Highways:

Comment on previous application. No objection.

Representations:

Durley Parish Council

- No comments

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

- Contrary to policy
- Additional dwelling and retention of existing would be unacceptable and disproportionate to the site.
- Detrimental to the character of the area
- Increase in traffic volume, detrimental to the safety of walkers, cyclists and horse riders who use this narrow lane which has no street lighting or pavements.

6 letters of support received.

- Shortage of houses and pulling down a house to replace it is ridiculous
- Enough space for both houses
- Would be in keeping with other properties along the lane
- Existing property cannot be seen from the road and does not cause any visual impact
- The removal of the existing well-maintained and recently renovated home would be a loss to the village.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy
MTRA3, MTRA4, CP2, CP11, CP13, CP15, CP16

Winchester Local Plan Part 2 – Development Management and Site Allocations
DM1, DM3, DM15, DM16, DM18, DM23

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Planning Considerations

Principle of development

The property is located in the countryside and is therefore covered by policy MTRA4 of LPP2, which does not generally allow new residential development, other than in certain circumstances, such as for agricultural workers. Planning permission has recently been allowed for the replacement of the existing dwelling, a large bungalow set towards the northern part of the site, with a new house in the extended curtilage. A condition on the permission required the demolition of the existing dwelling in order to ensure that the

Case No: 18/02185/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

proposal did not result in an additional residential property in the countryside for which there was no justification.

The application seeks to retain the existing house and suggests, in the supporting information submitted with the application, that the additional dwelling would be acceptable under policy MTRA3 of the Local Plan Part 1. Durley does fall within this policy, as a settlement with no clearly defined boundary, where development which consists of infilling of a small site within a continuously developed road frontage may be supported, where it would be of a form compatible with the character of the village and not involve the loss of important gaps between developed areas.

It is not considered that policy MTRA3 is applicable in this case. The site is located in a relatively remote part of the district, along a narrow lane which is characterised by occasional properties, sporadically located along its length. There are no parts of the lane which could be said to have a continuously developed road frontage and the properties within the vicinity of the site are set well back from the road with no frontage onto Greenwood Lane. The proposed new dwelling is to be set back a distance of around 80m from the road. Neither could the site of the proposed dwelling, at a width of over 60m be considered to be a 'small' gap. The proposal would not therefore amount to the infilling of a small gap within a continuously developed road frontage and would not accord with the criteria of policy MTRA3. There is therefore a fundamental policy objection to the proposal.

Design/layout

The layout and the design of the proposed dwelling has not been altered from the previous application, and would result in the addition of a substantial property, with accommodation on several floors which have been staggered to take advantage of the natural slope of the site. It was accepted in the previous application that the size and design of the proposed dwelling was acceptable and would be proportionate to the large area of land available to it, within which it would be centrally located.

However, this assessment was based on the premise that the existing bungalow, which at the time of the application was described as being somewhat dilapidated and in need of significant remedial works, was to be removed. The retention of the bungalow in addition to the new dwelling is shown to be achieved by the unequal sub-division of the site, leaving the substantial majority of the curtilage, as extended, serving the new dwelling and a much smaller area around the existing bungalow. The new boundary, the treatment of which has not been provided, is drawn about 3m from the glazed extension to the rear of the bungalow and just over 5m from the main rear elevation, in which there are a number of windows. Given the area of land available, the unnecessarily constrained area around the bungalow, would be uncharacteristic of the more spacious nature of the area as a whole.

Impact on character of area and neighbouring property

It has been accepted, in granting permission for the new dwelling as a replacement to the existing, that it could be accommodated in the location shown without unacceptable impact on the character and appearance of the surrounding area or adversely affecting the amenity of neighbouring properties.

It is acknowledged that the existing bungalow is less visible in the wider landscape than the proposed new dwelling, but this is not sufficient justification for its retention where it would result in an additional dwelling in the countryside.

Case No: 18/02185/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Landscape/Trees

The mature trees around the perimeter of the proposed curtilage area are of importance in serving to reduce the visual impact of the proposed dwelling and to the visual amenities of the area as a whole. The development is at a sufficient distance to ensure that its construction can be carried out without harm to or loss of these trees and a condition was put on the previous consent to ensure their protection during building works and retention thereafter.

Highways/Parking

The provision of the further access, where it has been constructed, to serve the new dwelling is acceptable in terms of the visibility available and its use would not result in hazard to highway safety. It is recognised that an additional dwelling would generate an increased level of traffic along this narrow lane. However, it is not considered that the number of extra vehicle movements that would result would be so significant as to justify a reason for refusal on highways safety grounds.

Other Matters

- Solent Disturbance Mitigation Zone (SDMP). This site is within 5.6 km of the Solent coastline. Tens of thousands of birds come to the Solent coast for the winter and there are three Special Protection Areas (Chichester & Langstone Harbours; Portsmouth Harbour; and Solent & Southampton Water) to safeguard them. The protection afforded by the SPA designations has particular consequences. Under the Habitats Regulations, any plan or project can only lawfully go ahead if it can be shown that the development, either on its own or in combination with other plans or projects, will have no adverse effect on the integrity of the SPAs.

New housing around the Solent will lead to more people visiting the coast for leisure with the potential to cause more disturbance to the birds. Research shows that additional disturbance will affect the birds' survival unless mitigation measures are put in place. Bird Aware Solent provides a means to deal with the potential impacts along the coastline resulting from housing developments. The initiative is run by the Solent Recreation Mitigation Partnership, which is made up of 19 organisations (local authorities and conservation bodies) including Winchester City Council, and is funded by financial contributions from new dwellings and other forms of residential developments within 5.6km of the SPAs. The measures implemented by the Partnership provide a means for developers to mitigate the effects of their schemes so that obligations under the Habitat Regulations can be met and planning permission granted.

The planned mitigation measures are set out in the Interim Solent Recreation Mitigation Strategy. The main one is a team of rangers to help coastal visitors and communities understand the importance of the different bird species and the impact of disturbance. Additional work is taking place to encourage responsible dog walking and visits to less sensitive parts of the coast. This work is particularly important as research shows that around 40% of bird disturbance occurs as a result of interactions with dogs. In addition the Bird Aware Solent team have secured Local Growth Deal funding which has been spent on creating or enhancing alternative local green spaces for some people who would otherwise visit the coast. The effectiveness of the Strategy's measures are also being monitored.

The Council's Supplementary Planning Document relating to the SDMP states that
Case No: 18/02185/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Developments of one or more dwellings within a 5.6km radius of the SPA will be required to provide financial contributions of £880 for a 5 plus bedroom dwelling towards the SDMP in order to prevent additional disturbance to the SPA/ Ramsar site. In this instance the application is not accompanied with the requisite contribution to mitigate the harm caused to biodiversity in the affected area as set out above, failing to comply with policies CP15 and CP16 of LPP1.

Conclusion

There is recent consent for a replacement dwelling on this site, which was permitted on the grounds that it facilitated the applicant's requirement for improved living accommodation in a spacious setting and was acceptable in policy terms. The proposal for an additional property on the site is not in accordance with planning policies and there is no justification for a departure from these policies.

Recommendation

REFUSE for the following reasons

1. The proposed development would represent an undesirable additional dwelling for which there is no overriding justification in an area of countryside contrary to Policy MTRA4 of the Winchester District Local Plan Part 1 - Joint Core Strategy. In addition, it fails to accord with the criteria of Policy MTRA3 in that it does not represent the infilling of a small site within a continuously developed road frontage and would not be compatible with the character of the village.
2. The proposed development is contrary to Policy CP16 of the Winchester District Local Plan Part 1 - Joint Core Strategy, in that it fails to protect and enhance biodiversity across the District by failing to make appropriate provision for the Solent Disturbance and Mitigation Charge Zone.

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 the agent was advised, prior to the validation of the application, of the policy objection to the proposal.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Local Plan Part 1 - Joint Core Strategy: MTRA3, MTRA4, CP2, CP15, CP16
Local Plan Part 2 - Development Management and Site Allocations: DM1, DM14, DM15, DM16, DM17, DM23