



Meeting	Planning Committee
Date and Time	Thursday, 24th May, 2018 at 9.30 am.
Venue	Walton Suite, Guildhall, Winchester

AGENDA

PROCEDURAL ITEMS

1. **Appointment of the Vice-Chairman**

2. **Apologies and Deputy Members**

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

3. **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.

4. **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.

5. **Minutes** (Pages 1 - 16)

Minutes of the previous meeting held on 19 April 2018 and the minutes of the Planning (Viewing) Sub-Committee held on 9 May 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 22 May 2018**, on (01962) 848 339 to register to speak and for further details.

BUSINESS ITEMS

	Report Number	Ward
6.	Planning Applications - WCC Agenda Items 6-10 (PDC1107)	
7.	Hampshire Constabulary HQ, Romsey Road, Winchester, SO22 5DB (Pages 17 - 42) Case Number: 17/03139/FUL	St Paul
8.	Church Paddock, Fishery Bedfield Lane, Headbourne Worthy (Pages 43 - 50) Case number: 17/02806/FUL	The Worthys
9.	3 Weeke Manor House, Loyd-Lindsay Square, Winchester, SO22 5NB (Pages 51 - 56) Case number: 18/00603/LIS	St Barnabas
10.	3 Weeke Manor House, Loyd-Lindsay Square, Winchester, SO22 5NB (Pages 57 - 62) Case Number: 18/00602/HOU	St Barnabas
11.	Planning Applications - WCC Agenda Items 12-15 (PDC1107)	

**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. | Land to the East of Winchester Road,
Wickham (Pages 63 - 86)

Case number: 17/02615/FUL | Southwick &
Wickham |
| 13. | Bramble Cottage, 41 Stratton Lane, East
Stratton, SO21 3DT (Pages 87 - 92)

Case Number: 17/02666/LIS | Wonston &
Micheldever |
| 14. | Bramble Cottage, 41 Stratton Lane, East
Stratton, SO21 3DT (Pages 93 - 98)

Case number: 17/02665/HOU | Wonston &
Micheldever |
| 15. | Sainsburys Supermarkets Ltd, Badger Farm
Road, Winchester, SO22 4QB (Pages 99 -
106)

Case number: 18/00555/FUL | Badger Farm
& Olivers
Battery |
| 16. | Confirmation of Tree Preservation Order
2215 - 10 Bereweeke Road, Winchester
(Pages 107 - 114) | PDC1106

St Barnabas |
| 17. | Planning Appeals Decisions (Pages 115 -
120) | PDC1108

All Wards |

L Hall
Legal Services Manager

City Offices
Colebrook Street
Winchester SO23 9LJ

16 May 2018

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

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

MEMBERSHIP

Chairman: Ruffell (Conservative)

Vice-Chairman:

Conservatives

Gottlieb
McLean
Read
Weston

Liberal Democrats

Clear
Evans
Izard
Rutter

Deputy Members

Berry and Cunningham

Laming and Scott

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

PLANNING COMMITTEE

19 April 2018

Attendance:

Councillors:

Ruffell (Chairman) (P)

Clear
Evans (P)
Gottlieb (P)
Izard (P)

Jeffs (P)
Laming (P)
Read (P)
Tait (P)

Deputy Members:

Councillor Rutter (Standing Deputy for Councillor Clear)

Others in attendance who addressed the meeting:

Councillor Porter

Others in attendance who did not address the meeting:

Councillor Bell, Brook (Portfolio Holder for Built Environment) and McLean

1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee held on 15 March 2018, be approved and adopted.

2. **PLANNING APPLICATIONS SCHEDULE**
(Report PDC1105 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 PDC1105.

In respect of Item 3 (Franklyns Fish Farms Ltd, Drive Lane, Alresford), Councillor Jeffs advised that he had predetermined the application as he had been in discussion with residents and the Parish Council regarding the proposal. Councillor Jeffs spoke as a Ward Member and sat apart from the Committee during the determination of this application.

Councillor Read made a personal statement in respect of Item 4 (Land between Clarendon House and Woodcroft Farm, Anmore Road, Denmead) that, many years ago (1983) he was involved on behalf of the Parish Council in negotiating an agreement between the Council, Hampshire County Council (HCC) and Denmead Parish Council of the specification/clarification of a parcel of land as part of the Strategic Gap (as it was then).

In respect of Item 5 (Ourlands, Mayles Lane, Knowle), Councillor Evans advised that she had predetermined the application as she had raised previous objection to past applications at the site. Councillor Evans spoke as a Ward Member and sat apart from the Committee during the determination of this application.

Councillor Rutter declared a personal (but not prejudicial) interest, in respect of Item 7 (Chilcomb St Swithun, Stratton Road, Winchester) as the Applicant was known to her in the capacity as an acquaintance. She spoke and voted on this item thereon.

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

Item 1: Demolition of the existing public house and construction of 4.no dwelling houses with associated access, parking and landscaping.
The Woodman Inn, Winchester Road, Upham
Case number: SDNP/17/05776/FUL

The Head of Development Management referred Members to the Update Sheet which stated that: the agent had written to Members on behalf of the Applicant setting out key facts and outlining the way the proposal had been prepared in consultation with Officers. The letter raised no new issues; An amended plan 'Plot 1 Elevations (P12 A)' has been submitted setting out the provision of flint panels to the south elevation of the dwelling at Plot 1. However, it was further considered that the dwelling did not make a positive contribution to the character of the area; and that two additional letters of objection had been received.

In response to questions from Members, the Council's Historic Environment Team Leader clarified that the current building had been considered at a later stage as an undesignated heritage asset. It was confirmed that the building was not of a listed building quality, but did contribute to local distinctiveness and was therefore considered to have significant scope to enhance its historic appearance, resulting in its consideration as a heritage asset.

During public participation, Gwyn Halsall and David Ash (Upham Parish Council) spoke in objection to the application and Bryony Stala and Mark Benzie spoke in support of the application and answered Members' questions thereon.

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

Item 2: Construction of one dwelling, with associated parking and landscaping (Amended Plans – 06/03/2018)
The Coach House, Mill Lane, Abbots Worthy
Case number: SDNP/17/03382/FUL

The Head of Development Management referred Members to the Update Sheet which set out: one further letter of objection and five additional letters of support had been received; an updated response had been submitted by Historic Environment to include a condition regarding the protection of the land; concern raised regarding the quality of the amended plans received 6 March 2018 which had been addressed by a revised site plan (800/100) and floor plans/elevations plan (800/09) submitted prior to the preparation of the Report; updated plans have since been submitted as follows: Site Section (800/13); Street scene plan; and garden design plan; and the rationale behind the proposed garden design.

In response to questions from Members, the Council's Highways Engineer confirmed that the use of mirrors on the highway was contrary to Hampshire Highways Policy and as such the original mirror had been removed. However, another mirror had recently been installed to the opposite side of the road in Mill Lane.

During public participation, Mr Abbot spoke in objection to the application and Andrew Partridge spoke in support of the application and answered Members' questions thereon.

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

In summary, Councillor Porter stated that she supported the concerns raised in the letters of objection and considered that no serious accidents had taken place on Mill Lane essentially as a result of the mirror that had been installed, which had been removed by Hampshire Highways. This had subsequently been replaced with an alternative mirror sited in an inferior position where it provided reduced safety at the junction. She considered that a reduction in the speed limit of the road would help considerably. Councillor Porter considered that the closure of the way alongside the application site would result in noise vibration, which would be exacerbated by the high building proposed and as a result, the opening up of the gate would help this issue considerably. In conclusion, Councillor Porter queried why no contribution had been made towards affordable housing and considered that the application should be reconsidered to align with South Downs National Park Policy.

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 the completion of a S106 agreement to secure a strategy for the long term maintenance of the Grade II listed boundary wall.

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

Item 3: Siting of mobile home for a period of 3 years to house agricultural worker

Franklyns Fish Farms Ltd, Drove Lane, Alresford

Case number: 17/02115/FUL

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

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

In summary, Councillor Jeffs stated that he spoke in support of the Applicant, Mr Gay, who was the owner of the well established fish farm in a secluded location which had proved itself to be a viable and well run family business supplying across the South of England. He reported that Mr Gay resided on site where necessary measures were required to continuously check the quality of the product such as checking the stock, flow of feed water etc.

Councillor Jeffs stated that Mr Gay's son was a Director of the business who also resided on site and that Mr Gay was now looking to pass on his responsibilities onto a young farm worker to carry out the heavy and lengthy manual work on site that was required to ensure the continued smooth running of the business. The farm worker was a graduate of Sparsholt College who travelled daily from Bournemouth to work and the proposal was to provide a mobile home on site to house the worker so he was available on site when required to carry out the needs of the business.

Councillor Jeffs referred to the assessment carried out by Bruton Knowles and to the three conditions set out. Conditions A and B relating to the running of the enterprise were compliant. However, Condition C stated that the business did not meet the functional requirements. Councillor Jeffs made reference to Policy DM11, stating that there was a functional need that cannot be met. An assessment of available properties within a one mile radius of the site had been carried out with the lowest rental available being £675pcm. Councillor Jeffs stated that due to affordability and proximity, owning or renting off site were 'out of reach' for the young farm worker and was not considered a viable option.

In conclusion, in the absence of objection from other parties, other than the outcome of the Bruton Knowles assessment of Condition C, Councillor Jeffs urged the Committee to approve the application.

Members asked questions of the Bruton Knowles representative, Richard Brogden, who explained the functional need and the basis for their assessment.

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

Item 4: Construction of below ground pumping station, substation, creation of SUDS pond and land drain together with associated boundary treatments and landscaping scheme (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)

Land between Clarendon House and Woodcroft Farm, Anmore Road, Denmead

Case number: 17/03040/FUL

The Head of Development Management referred Members to the Update Sheet which set out: an error to Paragraph 2 of the 'Proposal' in relation to the measurements of the SUDs pond which should read ...83m in width and 76m in length at the widest points; and an addition to Condition 13 to read...'No development on the cross section between the development and Bridleway Route 42 shall commence until details have been submitted and approved in writing by the Local Planning Authority. The details must include specification of the surface treatment used on the crossing. Development must then continue in accordance with the approved plans'.

In addition, a verbal update was provided to that set out in 'Other Matters' in the Report. Drainage information from the development to be provided to HCC as the lead authority had now been submitted. However, this information was currently with the engineers at HCC who could not provide an adequate response for the meeting. Therefore, if minded to grant permission to the application, the Committee noted that this would be subject to a satisfactory response from HCC as the lead authority.

During public participation, Kevin Andreoli (Denmead Parish Council) spoke in objection to the application and James Brewer 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, the Update Sheet and subject to a satisfactory response from HCC as the lead flood authority, as set out in the verbal update above.

Item 5: Variation of conditions no. 1 and 2 of planning permission reference number 15/02529/FUL to make the personal and temporary permission permanent, creating three Gypsy/Traveller plots each occupied by a mobile home, a touring caravan and an amenity/day room

Ourland, Mayles Lane, Knowle, Fareham

Case number: 17/02212/FUL

During public participation, Lorraine Rappe (Wickham Parish Council) spoke in objection to the application and Dr Angus Murdoch (Agent) spoke in support of the application and answered Members' questions thereon.

Dr Murdoch stated during his representation that, if minded to grant permission to the application, he would be content to offer an additional condition requiring that the access to the north of the site should never be used by his clients and should be blocked off for this purpose.

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

In summary, Councillor Evans stated that she was also speaking on behalf of her fellow Ward Members, Councillors Clear and Cutler in objection to this application. The application was situated in the Meon Gap between Fareham, Knowle and Wickham which she considered had suffered considerable erosion in the last few years with stables, children's education centres etc. Councillor Evans stated that the site should remain as a temporary permission for named persons on the site and as such had raised objection to the draft emerging document considering that it was wrong to give permanent permission for all temporary sites.

In conclusion, Councillor Evans stated that this was isolated development in the countryside and was against the Council's Policies and National Planning Policy Framework (NPPF) Paragraph 25 and urged the Committee to refuse the application.

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; payment of the Solent Recreation Mitigation Partnership (SRMP) contribution to be secured by an appropriate s106 legal undertaking and details of how the access to the North of the site would be blocked off with the precise wording being delegated to the Head of Development Management to agree in consultation with the Chairman.

Item 6: Proposed new end terrace 3 bedroom house
23 Hubert Road, Winchester
Case number: 17/03151/FUL

A verbal update was provided which clarified that the sentence of page 82 of the Report referred to the rear elevation of number 23.

During public participation, Howard Teece spoke in objection to the application and Dr Yannis Kingdom 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 verbal update.

Item 7: (AMENDED PLANS AND DESCRIPTION) Chilcomb, St Swithun and Stratton House; Substantial demolition of existing building (with retention of the northern façade fronting Stratton Road) to facilitate the redevelopment of Stratton House/Chilcomb St Swithun to form:- 2 x 3 bedroom maisonettes and 4 x 2 bedroom maisonettes with associated car and cycle parking, refuse storage and access from Stratton Road – Construction of 2 x 4 bedroom detached dwelling houses on land to the west of Stratton House/ Chilcomb St Swithun, with associated car and cycle parking, refuse storage and access from Stratton Road.
Chilcomb St Swithun, Stratton Road, Winchester
Care number: 17/00923/FUL

A verbal update was provided stating that the viability assessment had been received from the Council's consultant. This had confirmed there would be a deficit, with no surplus available to contribute towards affordable housing on or off site.

During public participation, Peter Richardson and Dr Maxwell Wilson spoke in objection to the application and Robert Carter and Paul Bulkley 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 verbal update.

Item 8: Removal of minor landscaping areas to create 6 additional car parking spaces
Aldi Foodstore Ltd, 2 Burnett Close, Winchester
Care number: 17/03223/FUL

The Head of Development Management referred Members to the Update Sheet which set out an amendment to page 106 of the Report 'Proposal' in relation to the provision of two staff parking spaces which have since been withdrawn.

During public participation, Mr Wareham spoke in objection to the application and Dan Templeton spoke in support of the application and answered Members' questions thereon.

Following concerns expressed during public participation, the Committee wished to remind the Applicants of their obligation to have regard to the parent planning permission regarding deliveries, to ensure that these were not taking place during the peak store opening hours.

At the conclusion of debate, the Committee agreed to refuse permission for the following reasons, contrary to: DM15 of the Local Plan Part 2 (local distinctiveness); DM16 (site design criteria); Landscaping, as set out on Page 107 of the Report, with the precise wording being delegated to the Head of Development Management to agree in consultation with the Chairman.

Item 9: Extension and alterations to Coachman's Cottage and extensions and alterations to garage
6 West End Terrace, Winchester
Case number: 18/00049/HOU

The Head of Development Management referred Members to the Update Sheet which stated that a presentation had been received from the objector with a 'mock up' of the proposal superimposed. This had not been drawn to scale and was therefore an inaccurate representation.

During public participation, Charles Hampson spoke in objection to the application and Christian Ferguson spoke in support of the application and answered Members' questions thereon.

The Committee agreed to defer the decision to a meeting of the Planning (Viewing) Sub Committee to be held on Wednesday 9 May 2018 at 10.30am. The Planning (Viewing) Sub Committee would visit the site in order to assess the proposed design of the dwelling in the context of its setting and relationship with neighbouring properties.

RESOLVED:

1. That the decisions taken on the Development Control Applications in relation to those applications inside and 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 2, permission be granted for the reasons and subject to the conditions and informatives set out in the Report, the Update Sheet and subject to the completion of a s106 agreement to secure a strategy for the long term maintenance of the Grade II listed boundary wall;

(ii) That in respect of item 4, permission be granted for the reasons and subject to the conditions and informatives set out in the Report, the Update Sheet and subject to a satisfactory response from HCC as the lead flood authority, as set out in the verbal update above;

(iii) That in respect of item 5, permission be granted for the reasons and subject to the conditions and informatives set out in the Report; payment of the Solent Recreation Mitigation Partnership (SRMP) contribution secured by an appropriate s106 undertaking and details of how the access to the North of the site would be blocked off with the precise wording being delegated to the Head of Development Management to agree in consultation with the Chairman.

(iv) That in respect of item 8, permission be refused for the following reasons, contrary to: DM15 of the Local Plan Part 2 (local distinctiveness); DM16 (site design criteria); Landscaping, as set out on Page 107 of the Report, with the precise wording to be delegated to the Head of Development Management to agree in consultation with the Chairman; and

(v) That in respect of item 9, the decision be deferred to a meeting of the Planning (Viewing) Sub Committee to be held on Wednesday 9 May 2018 at 10.30am. The Planning (Viewing) Sub Committee would visit the site in order to assess the proposed design of the dwelling in the context of its setting and relationship with neighbouring properties.

3. **COUNCILLOR ERNEST JEFFS**

The Chairman announced that this was the last meeting to be attended by Councillor Ernest Jeffs, who it was noted would not be standing for re-election during the forthcoming Local Elections.

On behalf of the Committee, the Chairman thanked Councillor Jeffs for his hard work and service given to the Council since his election on 4 May 2000, and particularly his contribution as a Member of the Planning Committee (including as Chairman) over many years.

The Committee applauded Councillor Jeffs and gave their best wishes for the future.

4. **VOTE OF THANKS**

This being the last meeting of the Municipal Year, the Committee passed a vote of thanks to its Chairman, Councillor Laurence Ruffell.

The meeting commenced at 9.30am and adjourned between 12.35pm and 2.00pm and concluded at 5.40pm.

Chairman

This page is intentionally left blank

PLANNING (VIEWING) SUB-COMMITTEE

9 May 2018

Attendance:

Councillors:

Ruffell (Chairman) (P)

Read (Vice-Chairman) (P)

Evans (P)
Gottlieb (P)
Izard (P)

Laming (P)
Rutter (P)

Deputy Members:

Councillor Rutter (Standing Deputy for Councillor Clear)

Officers in attendance:

Mrs J Pinnock – Head of Development Management
Ms F Sutherland – Planning and Information Solicitor
Miss C Watson – Planning Officer

1. FORMER COUNCILLOR IAN TAIT

Legal clarification was sought regarding the participation of former Councillor Ian Tait as a previous member of the Planning Committee, prior to the recent local elections.

The Planning and Information Solicitor confirmed that, as set out in The Local Government Act 1972 (Section 7 refers), Members that were not re-elected would retire from their position as Councillor on the fourth day following the election. As a result, the advice given was that former Councillor Tait could no longer sit as a Councillor on this Sub-Committee.

In response, former Councillor Tait requested that it be recorded that he disagreed with this decision and the interpretation of the Act.

**2. EXTENSIONS AND ALTERATIONS TO COACHMAN'S COTTAGE AND
EXTENSIONS AND ALTERATIONS TO GARAGE – 6 WEST END
TERRACE, WINCHESTER**
CASE NUMBER: 18/00049/HOU

(Extract from Report PDC1105 Item 9 and Update Sheets of 19 April 2018 and 9 May 2018 refers).

At its meeting held on 19 April 2018, the Planning Committee agreed that the above application be referred to the Planning (Viewing) Sub-Committee for determination in order to allow Members to assess the proposed design of the dwellings in the context of their setting and relationship with neighbouring properties.

Public participation had taken place at the aforementioned meeting of the Committee where Charles Hampson spoke in objection to the application and Christian Ferguson spoke in support of the application.

Therefore, immediately prior to the public meeting, the Viewing Sub-Committee visited the application site where Members observed the site in order to gain a better appreciation of the proposal in the context of its setting and its relationship with neighbouring buildings.

The Planning Officer presented the application to re-familiarise Members with the proposal and stated that the application had been taken to the Planning Committee for determination with a recommendation to grant permission.

The Head of Development Management referred to an additional Update Sheet, circulated to Members prior to the meeting, which confirmed that a further objection had been submitted by the City of Winchester Trust on 9 April 2018, in relation to the amended plans that were submitted on 20 March 2018.

At the conclusion of debate, the Sub-Committee agreed to grant permission for the reasons and informatives set out in the Report and the Update Sheets, subject to: a change to Condition 3 to read 'extended' instead of 'replacement'; and amendments to the wording of Conditions 4, 5 and 8 to ensure a consistent approach in relation to the garage and cottage extension. The precise wording of these conditions was delegated to the Head of Development Management to agree in consultation with the Chairman.

RESOLVED:

That the application be permitted for the following reason(s):

Conditions

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

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

2. The development hereby approved shall be constructed in accordance with the following plans: 687-LA-01 Proposed fer sht 4 rev.B and Maps fer sht 3 rev.B

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

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

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

4. No works shall commence on the development hereby approved until large scale elevations and sections at a scale of 1:20, including profile details of windows, headers, eaves, ridge, doors, garage door and below window panelling, have been submitted to and approved in writing by the Local Planning Authority. The submitted details must be referenced against the approved plans, and must show the relationship with the surrounding fabric. The works shall then proceed in strict accordance with the approved details.

REASON: Details are required prior to works commencing because insufficient detail was submitted with the application.

5. The extension to the dwelling fronting Middle Road hereby permitted shall only be used for purposes ancillary to that dwelling house. At no time shall the garage be occupied as an independent unit of accommodation.

Reason: To accord with the terms of the application and to prevent the creation of inappropriate units of accommodation, possibly leading to over intensive use of the site.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended, (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 rear or side elevations of the extensions hereby permitted.

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

7. All hard and soft landscape works and the green privacy screens must be carried out in accordance with the approved details as shown in the proposed landscape layout 687-LA-01 and Proposed Ferret 4 Rev B. The works shall be carried out prior to the completion of the development. 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 must be planted at the same place, within the next planting season.

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

8. The 1st floor windows in the rear elevation of the dwelling fronting West End Terrace and two of the three columns of the rear windows to the dwelling fronting Middle Road hereby permitted shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, in accordance with approved drawing Proposed for sht 4 Rev B, and the glazing shall thereafter be retained in this condition at all times.

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

Informatives:

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Local Plan Part 1 Joint Core Strategy:
Local Plan Part 2:
3. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;
 - offering a pre-application advice service and,
 - updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.
4. 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>

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

3. **VOTE OF THANKS**

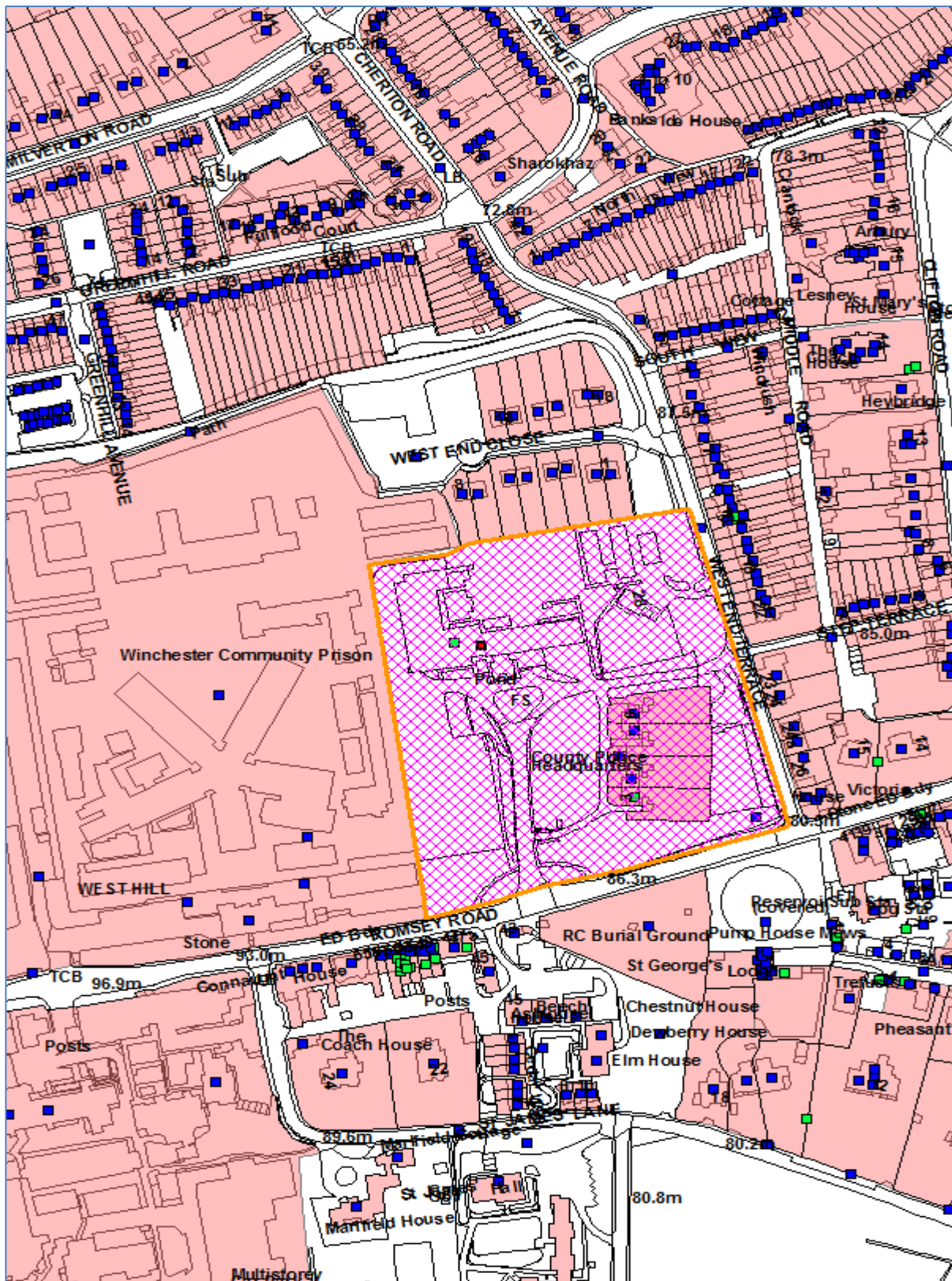
Following the results of the recent local elections, the Committee thanked former Councillor Ian Tait for his dedication, contribution and length of service as a Member of the Planning Committee.

The meeting commenced at 10.40am and concluded at 11.05am

Chairman

This page is intentionally left blank

Item No:	1
Case No:	17/03139/FUL
Proposal Description:	Variation of conditions 5 (tree and demolition details), 6 (tree protection measures), 8 (lighting) and 9 (landscaping) of planning permission 15/01217/FUL and variation of approved plans of planning permission 17/02196/NMA. Please see cover letter dated 12 December for full details of proposed variations. Further amended plans received 2/1/18 in respect of Block A (ground floor entrance and fourth floor to south elevation and various internal changes) and basement of Blocks D1, D2 and E (internal changes for fire regulations). The changes are highlighted red on the amended plans and are for fire regulations compliance. Further amended plans received 5 March 2018 with updated cover letter to explain changes including 6 additional dwellings (total now 244) and external alterations to blocks A, B, C, D1, D2 and E including new built form to the roof and ground floor extension to Block A.
Address:	Hampshire Constabulary HQ Romsey Road Winchester SO22 5DB
Parish, or Ward if within Winchester City:	St Paul
Applicants Name:	Berkeley Homes Southern Limited – Lisa Parchment
Case Officer:	Mrs Jill Lee
Date Valid:	12 December 2017
Recommendation:	Application Permitted



© Crown Copyright and database rights Winchester City Council License 100019531

General Comments

Application is reported to Committee due to the number of objections received contrary to the officers recommendation.

This is an application under S73 of the Act to vary conditions 5 (tree and demolition details), 6 (tree protection measures), 8 (lighting) and 9 (landscaping) of planning permission 15/01217/FUL and variation of approved plans of planning permission 17/02196/NMA. 15/01217/FUL was approved at planning committee on 4th February 2016. 17/02196/NMA added an approved plans list to the permission granted under 15/01217/FUL was approved under delegated powers on 28th November 2017.

Site Description

The application site comprises approximately 2.4 hectares of land last occupied by the Head Quarters of the Hampshire Constabulary. The site is in an elevated position on the north side of the Romsey road and lies to the west of the city centre.

The previous buildings on the site have now been demolished and the site is hoarded. The main access to the site is off Romsey Road and there is a secondary access off West End Terrace. There is a permissive footpath link through the site from West End Terrace to Romsey Road. All of these are inaccessible at the moment.

There is a significant change in levels with a bank containing significant mature trees running along the southern and eastern boundaries of the site. These trees are visible in long and short views. This part of the site is also within the conservation area.

To the south of the site is the Royal Hampshire County Hospital, to the west is HM Winchester Prison, to the east domestic scale dwellings on West End Terrace and to the north residential development on West End Close which backs on to the site.

Proposal

It is proposed to amend the approved scheme through a S73 application to vary the conditions as follows:

Vary the approved drawings as detailed on application 17/02196/NMA

Vary conditions 5, 6 and 9 (Landscaping)

Vary condition 8 (Lighting)

The amendments to the approved plans propose the subdivision of some of the larger apartments to smaller apartments, to better address the market needs at this time. The changes also propose increase the size of the units in block B to accord with Winchester's minimum space standards, with the landscaping and elevations updated to suit.

The proposed changes to the private dwellings are set out in the below table:

		Approved	Proposed
Block C	1-bed	2	10
	2-bed	18	17
	3-bed	2	1
	TOTAL	22	28
	Difference	+6	
Block D1	1-bed	7	9

Case No: 17/03139/FUL

	2-bed	22	26
	3-bed	7	4
	TOTAL	36	39
	Difference	+3	

Block D2	Manhattan	0	3
	1-bed	5	16
	2-bed	13	23
	3-bed	16	3
	TOTAL	34	45
	Difference	+11	
Block E	1-bed	5	6
	2-bed	9	13
	3-bed	3	1
	TOTAL	17	20
	Difference	+3	
Houses	4-bed	2	2
	5-bed	14	14
	TOTAL	16	16
	Difference	No change	
TOTAL		125	147
DIFFERENCE		+23	

Because the number of market dwellings has increased from 125 to 148 (additional 23) the number of affordable houses has also needed to be increased proportionately from 83 to 97.6 although it has only been possible to provide 96 on site due to the confines of the building. The changes affecting affordable housing are set out in the table below;

AFFORDABLE

		Approved	Proposed
Block A	1-bed	9	24
	2-bed	42	36
	TOTAL	51	60
	Difference	+9	
Block B	1-bed	14	27
	2-bed	16	8
	TOTAL	30	35
	Difference	+5	
Houses	3-bed	2	2
	TOTAL	2	2
	Difference	No change	
TOTAL		83	97
DIFFERENCE		+14	

A contribution will be made to address the balance of 0.6 affordable houses which it has not been possible to provide on site.

The total provision is therefore proposed as follows:

Description	Proposed Number of Dwellings
Affordable Rent Flats	35
Affordable Rent House	2
Shared Ownership Flats	60
Private Flats	131
Private Houses	16
Total	244

There are no changes proposed to the houses already approved.

Some minor changes to the elevations are also proposed as follows;

Block A (affordable housing) – Additional 2 bedroom flat on the fourth floor which involves a small amount of additional built space on the roof which is 1m lower than the highest approved part of the building and small ground floor extension to provide a bike store. Units in Block A have been subdivided to create an additional 9 units. There are some minor amendments to the elevations to take into account fire regulations which include the inclusion of some additional ground floor windows and an additional ground floor door on the north elevation. Substitution of a window for a door on the ground floor and an additional door third floor west elevation for fire regulations.

Block B – This block has had a small increase in footprint (approximately 1m on the south side, 0.5 – 0.7m on the east side, 0.5 – 0.7m on the north side with the west remaining unchanged). This slight increase is needed to ensure that these flats are compliant with the national space standards. The mix of homes provided in this block is now 27 1 bedroom and 8 two bedroom units (previously: 14x1bed, 16 x 2bed). An additional 5 units have been created through subdivision.

Block C – window amendments and balcony rails added. An additional 5 units through subdivision.

Block D1 – Flat roof detailing and window amendment and 3 additional units through subdivision.

Block D2 – Flat roof detailing and window amendment and 11 additional units through subdivision.

Block E – Maintenance ladder added and window amendments and 3 additional units through subdivision.

Houses – no changes to the affordable or market houses are proposed.

It is also proposed to vary conditions 5, 6 and 9 which refer to Arboricultural matters and proposed landscaping scheme.

Condition 8 lighting is to be amended only in respect of the trigger which is to be changed from details to be provided prior to construction of development to details to be provided prior to installation.

The Transport statement and refuse strategy has been amended in line with the additional units proposed.

Relevant Planning History

04/02437/FUL – application to refurbish the building which was refused and dismissed at appeal because of the impacts of the highly glazed design on the south of the City.

05/00560/OUT – Redevelopment of the site to provide 294 units of accommodation, access, car parking, open space and landscaping. Permission granted now expired.

10/01532/OUT – extension of time to implement 05/00560/OUT. Permission granted now expired.

15/01217/FUL - Demolition of existing buildings and erection of 208 dwellings with associated parking, open space and landscape works. (Amended 30th October 2015). Planning permission granted at committee on 4th February 2016.

17/02196/NMA which was to add an approved plans list to the permission granted under 15/01217/FUL was approved under delegated powers on 28th November 2017.

Consultations

Engineers: Drainage: No objection to the application subject to previous comments and conditions.

Engineers: Highways: No objection to the application.

The additional dwellings will have very little additional impact on the peak traffic periods. The parking appears to be at an acceptable level. No objections subject to the various conditions / agreements that were in place originally being reimposed.

WCC Refuse: No objection to the application the increased number of bins for the changed dwelling numbers in Blocks A and B is acceptable.

Head of Historic Environment: No objection to the application.

This application seeks variation of conditions 5,6, and 9 of 17/02196/NMA which relate to landscape/arboriculture, and I defer to my colleagues in landscape and trees in relation to these conditions. There is no objection to the proposed variation of condition 8 on Historic Environment grounds. The conditions appended to the previous planning permission (15/01217/FUL) should be retained.

Head of Landscape Open Space: No objection to the application. The applicant's proposal for more dwelling units increases the number of people who will theoretically be resident on site. In accordance with policy CP7, this has the effect of requiring that more open space be provided on site however where this is not feasible or possible then policy CP21 –'Infrastructure and community benefit' allows for financial contributions towards off site infrastructure provision to be made. The sum required (£33,240.98) is based on a contribution scale which uses the known costs of implementing off site open space infrastructure at completed sites elsewhere within the District. This will need to be included in the S106 agreement for the site.

Head of Strategic Planning: No objection to the application. The LPP1 development

Case No: 17/03139/FUL

strategy sets the requirement for the overall housing growth in the District at 12,500 dwellings between 2011 and 2031. It focuses substantial growth in three strategic allocations (West of Waterlooville, North Whiteley and North Winchester) whilst setting targets for growth in Winchester of 4000 dwellings (including N Winchester - policy WT1). The Plan emphasises the importance of providing affordable housing and an appropriate dwelling mix (CP2, CP3). Proposals should be acceptable in terms of efficient use of land and infrastructure provision (CP14, CP21).

The NPPF promotes a presumption in favour of sustainable development, but substantial weight should be given to the Local Plan policies where the Council can show an adequate and up to date supply of housing land (NPPF paragraph 49). The Council is currently able to demonstrate a 5-year supply of housing land (including a 5% 'buffer'), and the other requirements of paragraph 47 (objectively assessed need, land supply, etc) are satisfied. The Local Plan Part 2 Inspector's Report confirms that the Council has demonstrated a 5-year supply of housing land.

NPPF paragraph 14 is clear that the presumption in favour of sustainable development relates to proposals that accord with the development plan. As LPP1 and LPP2 are relevant and up to date, the final bullet point of paragraph 14 does not apply. The High Quality Places SPD was adopted in 2015 and, along with the Residential Car Parking Standards SPD and the Affordable Housing SPDs (2008), are material considerations.

Assessment

The proposal lies within the settlement boundary of Winchester (DM1) and, as such, the principle of development is acceptable. The proposal appears to involve re-configuring the interior layout of some of the approved blocks to create a larger number of small units, with only minor changes to elevations rather than a new layout or design. Amendments are also proposed to some conditions. As such, only a limited number of planning policies are applicable and the main policy issues relate to the overall scale and mix of housing proposed, including the impact on affordable housing and infrastructure provision.

Policy CP2 expects at least half of units to be 2 and 3 bed dwellings and policy CP3 seeks 40% affordable housing. Policy DM2 reinforces policy CP2 and expects all dwellings to be at least 39sq m internal floor area, with all affordable units meeting the 'nationally described space standards' in full and Building Regulations Part M4 Category 2 where practical and viable. The revised proposal continues to include a high proportion of 2 and 3 bed units, so satisfies the requirements of policy CP2. It is not apparent from the covering letter what the size of the units are and this should be checked against the requirements of DM2.

It is noted that the covering letter suggests that the 40% affordable housing requirement would be maintained by providing a mix of additional on-site affordable units (8) and financial contributions (4), which would in principle satisfy policy CP3. However, the normal requirement is for 'whole' affordable dwellings to be provided on-site and for 'part' requirements to be by a financial contribution. There would need to be justification as to why 4 'whole' units are being offered through a contribution rather than on-site. The New Homes Team will no doubt comment in more detail on this issue and on the tenure, dwellings size, etc of the affordable units proposed.

While the external changes appear limited, there is an overall increase in the number of dwellings proposed of about 30 dwellings. This is supported in terms of making efficient use of the land (CP14), but the implications for open space, parking and infrastructure will need to be considered (CP21).

Other consultees will comment on the changes proposed in terms of landscaping, design, etc (CP13, DM16-DM17).

Conclusion

The site lies within the defined settlement boundary of Winchester (policy DM1). The Council can demonstrate an adequate supply of housing land and NPPF paragraph 14 is clear that the presumption in favour of sustainable development relates to proposals that accord with the development plan. As LPP1 and LPP2 are relevant and up to date, the final bullet point of paragraph 14 does not apply.

An increase in the number of units achieved is acceptable in terms of the efficient use of land, but any implications for infrastructure (parking, open space, etc) need to be considered (CP21). The dwelling mix proposed remains acceptable, although the size of units will need checking in terms of the requirements of policy DM2. The increased provision of affordable housing appears to satisfy policy CP3 but the New Homes Team will comment on the details, including whether there is any justification for providing 4 units by a financial contribution, rather than on-site.* Other consultees will comment on the implications for landscaping, design, etc (policies CP13, DM16-DM17).

* It should be noted that the affordable housing provision has been amended and 39.8% affordable housing is now being provided on site with an offsite contribution to cover the 0.6 of a dwelling which it is not possible to provide on site.

Head of Landscape: No objection to the application. The planting plans are being revised to increase the size of the trees to be planted. The three replacement Beech trees are to be provided at extra heavy standard and this will also apply to all other proposed trees over the site. The proposed landscaping amendments are therefore acceptable.

Strategic Housing: No objection to the application.

As stated previously the New Homes Team can support this overall affordable housing provision including the financial provision of a fraction of a unit as 97.6 affordable homes amounts to a 40% provision.

Tenure of the Affordable Homes

The tenure split does match the permitted affordable housing split which is 38% rented and 61% Intermediate (shared ownership) accommodation. This does not meet the 70% Rented and 30% Intermediate affordable split that is currently sought, but does match the tenure mix which was previously approved by the Planning Committee.

Property Sizes

The sizes of the affordable homes under the previous planning application which was granted permission met the sizes required by the adopted Affordable Housing Supplementary Planning Document. Since that time the Nationally Described Space Standards have been introduced and Local Plan Policy DM2 has been introduced. The size of the affordable rented flats has been amended so that they meet the Gross Internal Area in the Nationally Described Space Standards as required by the Winchester Local Plan policy DM2. The 1 bed rented flats are designed to accommodate 2 people and the

amended proposal is that all are 50m² and above. The 2 bed rented flats are designed to accommodate 3 people as they were in the approved planning application and the amended proposal is that all are 61m² and above as required by the NDSS. Although both the rented and shared ownership flats are considered to be affordable homes, it is the rented homes that will be filled to their full capacity (in this case 2 people and 3 people) and which have been amended in size.

Conclusion:

Based upon this new proposal the New Homes Team can support the proposal as the applicant is proposing a provision of 40% affordable housing; the size of the rented affordable homes has been increased and the tenure mix for the affordable housing matches that of the permitted scheme.

Hampshire County Council Flood Water Management: No objection to the application. The proposals do not appear to alter the external footprint of the development, nor the management of surface water. Therefore we have no further comments to make on this application.

Southern Water: No objection to the application.

Crime Prevention Design Advisor: The proposal increases the number of dwellings from 208 to 238, however, the number of parking spaces is to remain at 279 of which 20 are for visitors. It is acknowledged that the number of parking spaces provided falls below the requirements of the council's parking policy. Parking is an issue and if sufficient parking is not provided vehicles will be parked where space can be found both within the development and further afield. Vehicles parked in such places are often more vulnerable to crime and may cause an obstruction of the public highway. To reduce the opportunities for crime each apartment should be allocated at least one parking space within the development.

Representations:

City of Winchester Trust: Comment only: This proposal seems to involve a substantial increase in the proportion of single bedroom units on this development. The Trust shares the objectors' concerns about parking provision and increased vehicle movements. Presumably the City Council will want to satisfy themselves about the changing market requirements which necessitate such an increase in single bedroom units - are these likely to become student accommodation? It is not obvious why the Arboricultural proposals should need to be varied from those for which planning permission was originally granted after extensive consideration. The covering letter offers no explanation. If the Arboricultural officers are satisfied that this variation is warranted then the Trust has no objection.

Councillor Martin Tod: objects to the application for the following reasons; I am very concerned about planning application 17/03139/FUL at the Police Headquarters Site. As separately requested by my colleagues, there is a serious risk that this will put more pressure on parking in the nearby area - and there should be a condition that the parking arrangements for Step Terrace and West End Terrace are strengthened in order to address this.

No adequate justification has been put forward for requesting an off-site, rather than an on-site, contribution towards social housing. While there is such strong pressure on land in the Winchester area, it's essential that major developments such as this one deliver their fair share of affordable housing on site.

Finally, the proposed extra housing will put even more pressure on the poor walking provision into town from this site. While this is not grounds to reject, it's a clear illustration of the council's failure to take sustainable travel seriously that - once again there was no contribution requested for a crossing or any other intervention needed to bring walking provision in response to the previous application to an adequate level - in direct contradiction of policy WIN1 sections iv, v and vi. The increased number of houses provides an excellent opportunity to address this failure - and to start taking the relevant WIN1 policies seriously - and the opportunity should be taken.

It's possible that all the parking and infrastructure concerns can be met via further conditions and financial contributions. The request for off-site housing, however, requires refusal of the requested change to conditions - and on that basis I oppose the application.

Councillor Liz Hutchison: Concerns in respect of the application as follows;

I have seen the revised proposals for the former Police HQ site on Romsey Road and hope that a number of concerns can be resolved before the application is considered by the Planning committee. In particular I would like to raise the following:

1. Car parking in the wider neighbourhoods is a problem that has been raised by a number of local residents and it will be important to ensure that as far as possible the current situation is not made worse. This could be addressed by a) double yellow lines in Step Terrace, between West End Terrace and Middle Road, b) extending the times, in the evenings after 6.00pm and at weekends, Sunday in particular, that parking is reserved for residents with permits only on West end Terrace and Step Terrace, c) consideration of including all the adjacent streets in the Residents' Parking Zone. I will raise these issues with Neville Crisp but hope that you can as well.

2. Provision of affordable homes. I notice that it is being suggested that provision will be made for 8 affordable homes on site with contributions for a further 4 off site. It is not clear what the rationale for this is and it is unsatisfactory; the full provision for affordable homes should be made on site, as suggested by Strategic Planning.

In the meantime considerable inconvenience is being experienced by people walking to and from the hospital, university and prison by the closure of the footpath through the site. This is being exacerbated by the current delays and I wondered if there was any opportunity for access to be retained while work on site has ceased. Could this be raised with Berkeley Homes?

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

- Increase in numbers of dwellings on the site will heighten problems such as deterioration in air quality, car parking problems and greater traffic congestion.
- The development will be very dense.
- Inadequate car parking will be an issue as not everyone will be able to use public transport.
- Inadequate amenity space provided.

- Traffic analysis is flawed.
- Position of refuse collection point by West End Terrace and opposite Step Terrace is inappropriate.
- No safe crossing points on the Romsey Road.
- Increased overlooking to neighbours from new roof accommodation.
- Need to provide car parking for builders.
- A wider footpath should be provided to the Romsey Road.
- Object to the removal of trees.
- Possibility of increased light pollution.
- Object to Berkeley Homes buying their way out of providing affordable housing by offering a contribution rather than provision on site.
- Occupiers of the development should not be given parking passes.
- Parking restrictions in the surrounding streets should be reviewed and residents parking only restriction extended to 7 days a week.
- Residents on the western side of the site will be affected by noise from the prison.

2 letters of comment only received.

- Supportive of the increase in dwelling numbers on the site and in particular the increase in those designated as affordable.
- Question whether the expensive basement parking will soon become surplus to requirements and should be designed so it can be used for other purposes in the future.
- The development lacks any community facilities.
- Residents storage areas should be provided.
- The north west boundary of the site is grey asphalt but trees would form a much better screen.
- Not clear how many car parking spaces are being provided.
- There is nowhere in the vicinity to accommodate overspill parking.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy:

DS1 (development strategy and principles), WT1 (development strategy for Winchester), CP1 (housing provision), CP2 (housing provision and mix), CP3 (affordable housing provision on market led housing sites), CP7 (open space, sport and recreation), CP9 (retention of employment land and premises), CP10 (transport), CP11 (sustainable low and zero carbon built development), CP13 (high quality design), CP14 (the effective use of land), CP16 (biodiversity), CP20 (heritage and landscape character), CP21 (infrastructure and community benefit).

Winchester District Local Plan Part 2 Development Management and Site Allocations:

WIN1 - Winchester Town, WIN3 - views and roof scape, DM1 - location of new development, DM2 - dwelling sizes, DM5 - open space provision for new developments, DM14 - local distinctiveness, DM15 - site design criteria, DM16 - site development principles, DM17 - access and parking, DM25 - archaeology.

High Quality Places Planning Document adopted March 2015:

Requires good design, high quality materials, sympathetic and informed approach to context and impacts of new development.

Case No: 17/03139/FUL

West Fulflood and Oram's Arbour Neighbourhood Design Statement adopted 2008.
Has identified that the removal of the existing building on site would improve the visual amenities of the area. This has now been done.

National Planning Policy Guidance/Statements:

The National Planning Policy Framework has a presumption in favour of sustainable development, delivering high quality homes, requiring good design, promoting sustainable transport, healthy communities and conserving and enhancing both the natural and historic environment.

Planning Considerations

Principle of development

The principle of development has been established under planning permission 15/1217/FUL which granted consent for Demolition of existing buildings and erection of 208 dwellings with associated parking, open space and landscape works. (Amended 30th October 2015). This application was subject to a S106 agreement and the decision notice dated 18 May 2016 and so is capable of implementation until 18 May 2019. Because a S73 application amounts to a new planning consent it is necessary to reassess the entire application particularly where policies have changed since the original permission. In this case LPP2 policies were considered in the original assessment although the saved policies of the WDLP2006 Review are no longer valid. A new S106 agreement will be required to link this application to the original S106 which secures provision and retention of affordable housing, a public footpath and cycle way through the site and the maintenance of on site public open space and the landscaping within the public realm, the provision of an Access Refuse Strategy and its operation in perpetuity, and Implementation of a Residential Travel Plan, payment of the Travel Plan approval and monitoring fees, and provision of a surety mechanism to ensure implementation of the Travel Plan.

The development plan in this case comprises the Winchester District Local Plan Part 1 – Joint Core Strategy (LPP1) and the Winchester District Local Plan Part 2 Development Management and Site Allocations (LPP2).

The application site is within the development boundary of Winchester where LPP1 policies DS1, CP1 and WT1 and WIN1 LPP2 set out the strategy for encouraging sustainable development within the district, making efficient use of land within existing settlements and prioritise the use of previously developed land in accessible locations. The proposed development provides residential accommodation within a sustainable location and so is considered to be in accordance with these policies.

Policy CP2 (LPP1) deals with housing mix and requires the majority of new homes to be provided in the form of 2 and 3 bedrooms. This application proposes an increase in the number of 1 and 2 bedroom units to respond to changing market conditions. Instead of the 148 2 and 3 bedroom units approved there are now 132 (16 less) and an increase in 1 bedroom units from 42 to 92. The majority of homes are still 2 and 3 bedrooms and so still accord with the requirements of this policy.

CP3 requires all new development to provide 40% affordable housing on site. The applicant is providing 97 affordable homes (97.6 would equal 40%) with a contribution to

cover the 0.6% of a unit which cannot be provided on the site. This is considered to be acceptable and the proposed development is therefore in accordance with policy CP3.

CP7 require new developments to provide improvements to the Districts open space network through new improved provision or by improving public access for all to existing facilities. Although the population on site will be increasing under the current proposals it is not possible to provide any additional open space on site. It has been agreed that a contribution to be used for improving nearby public amenity space will be an acceptable method of dealing with the shortfall. An amount of £33,240.98 has been agreed. The proposed development is therefore considered to be acceptable in relation to this policy.

CP9 deals with the retention of employment land and premises. The previous office accommodation on the site has now been demolished and permission granted for a residential scheme on the site. There is, therefore, a strong 'fall-back' position in terms of loss of employment. In view of the history of the site, and the fact that the site is not within a central or commercial location in Winchester, the principle of redeveloping the site for housing is acceptable in policy terms. The proposed development is therefore in accordance with this policy.

CP10 deals with transport. A revised Transport Assessment has been submitted with the application to show how the increase in numbers of units is acceptable. This has been agreed with highways. The impact of the proposed development on the strategic road network is considered to be acceptable and the development is in a sustainable location minimising the need to rely on private cars. The proposed development is therefore in accordance with this policy.

CP11 deals with sustainability and the Council's stance on compliance with this policy has changed in light of recent Government advice (March 2015) and updates to its policy on housing standards and zero carbon homes. Policy CP11 remains part of the Development Plan and the Council still aspires to achieve high standards for residential development (Code for Sustainable Homes Level 5 for energy and Level 4 for water), Government advice now sets a maximum standard of 110litres/day for water efficiency and the equivalent of Code Level 4 for energy. Therefore, for applications determined after 26 March 2015, Local Plan policy CP11 will be applied in compliance with the maximum standards set out in Government advice. The proposed development will achieve these lower levels sought by the Government as so the development is acceptable in this respect.

CP13 requires high quality design and new development which analyses constraints and opportunities, makes a positive contribution to the local environment, creates an individual place with a distinctive character, has a well designed public realm which is safe and accessible, includes walking and cycling routes, enhances the natural and built environment and minimises carbon emissions and promotes renewable energy. The changes to the proposed scheme are minor and do not affect the overall appearance or impacts of the proposed buildings. The design and materials are the same as approved and are considered to be in accordance with this policy.

CP14 requires efficient use of land whilst respecting the character of the area. Redevelopment of the site will make more efficient use of the land and the layout and appearance of the proposed development respects the context and will be appropriate

given the residential character of the area. The proposed development is therefore in accordance with policy CP14.

CP16 deals with biodiversity. The site has now been cleared with the previous mitigation for the peregrine falcons being undertaken. The previous surveys which are still in date identified protected species on the site including bats and peregrine falcons. Updated surveys have found no evidence of bat roosts within the buildings on site or the trees to be removed. This is considered to be acceptable and the proposed development will meet the three derogation tests in the Conservation of Habitats and Species Regulations 2010. The proposed development would provide much needed affordable housing as well as open market housing on land within the settlement boundary and this is in the public interest and therefore meets test (a). Test (b) requires there to be no satisfactory alternative. The application site is within the settlement boundary, is in a sustainable location and is under utilised land which has no special designation requiring it to remain undeveloped. The proposed development therefore meets test (b). Test (c) requires the development not to have a detrimental impact on maintaining the population of the species concerned. Mitigation has been proposed including an area of land for the translocation of slow worms. The proposed development is therefore considered to be acceptable in respect of this policy.

CP20 deals with landscape and heritage character. The proposed development has respected the main landscape features on the site including the bank, wall and trees to the south and east boundaries which will be retained and enhanced through an agreed landscaping approach. The design of the proposals is considered to be acceptable and appropriate to the context. The proposed development is considered to be in accordance with this policy.

CP21 covers infrastructure and community benefit. The site is liable for CIL contributions and a proportion of the CIL payment will contribute to the delivery of the scheme which will assist pedestrians crossing Romsey Road and therefore further encourage journeys on foot to the city centre. It is therefore considered that the proposed development would be in accordance with the requirements of this policy.

WIN3 – Views and Roof scape which requires views to be maintained and protected, it is considered that the proposed development will improved the appearance of the site in views. The proposed additional accommodation on the roof is at a lower height that the highest point of Block A and so is not considered to increase the visual impact of the built form. The proposal is therefore acceptable in that respect.

DM6 - Open Space Provision for New Developments, sets out the requirement for on site open space to be provided for new developments as per CP7 above.

DM 15 requires new development to respect local distinctiveness. The proposed changes to the scheme do not change it significantly and so it is still considered to be acceptable in this respect.

DM16 and DM17 set out site design criteria and site development principles which largely remain unchanged and are still acceptable.

DM18 deals with access and parking and the application has been supported by an undated transport assessment which has been supported by highways.

DM25 deals with archaeology the proposed development is accompanied by an archaeological assessment and this is acceptable. The proposed development is considered to be in accordance with these emerging policies with the exception of cycle parking which is sub standard and not in accordance with adopted policy.

The principle of redeveloping the site for residential has already been established through the grant of planning permission for 208 dwellings on the site under reference 15/01217/FUL which is still capable of implementation. This current scheme is proposing subdividing some of the larger units which has increased the accommodation by 86 units overall. Some minor amendments to the elevations are also proposed as well as variation of landscaping and lighting conditions. These matters have all been assessed and found to be acceptable.

The principle of the proposed amendments to the approved residential scheme are therefore considered to be acceptable.

Design/layout and lighting.

The site has been designed to make the most of a sustainable site in terms of providing a higher density residential scheme but also taking into account the constraints and opportunities of the site. The site is in an elevated position and therefore care has been taken to ensure that the visual impacts of the proposed blocks were fully assessed and the 2015 application was supported by a landscape impact assessment. The layout of the scheme as originally approved was required to take in to account the need to provide a 25 foot offset from the prison boundary wall to allow for maintenance, surveillance and security. It has also been necessary to provide restricted outlook to the rear of the blocks in the vicinity of the prison boundary. There are existing residential properties to the northern and eastern boundaries of the site and the potential for adverse impacts of the built form and overlooking has been addressed. None of these matters are adversely affected by the amendments which are now proposed. There is a small increase in the footprint of Block B and there is a small amount of additional accommodation on the roof of Block A which is lower than the existing approved highest point of Block A and therefore not considered to have any additional harmful impacts on visual amenity or views.

The apartment blocks are of contemporary design and constructed in the same materials with the same detailing as previously approved. The houses are of traditional design and are proposed to be built in yellow buff brick to reduce the dominance of red brick across the site and to provide improved visual connectivity to the existing properties on West End Terrace. The roofs are to be clad in natural slate.

The apartment blocks are to be constructed in red brick with stone features and some brick detailing.

The design and layout of the scheme remains largely the same as the approved scheme with some minor amendments to the elevations to take into account fire regulations, the additional built form on the roof of Block A to accommodate an additional affordable flat and a small extension to the ground floor to accommodate a cycle store. These changes are minor and acceptable in terms of the appearance of the building and its impact and are therefore acceptable as amendments to the approved scheme.

As well as the minor changes to the design of the buildings it is also proposed to alter the lighting condition relating to the roof terrace. Condition 8 of planning permission 15/01217/FUL required details of the lighting on the roof terraces to be submitted and approved prior to commencement of development. It is now proposed to alter this to details to be submitted and approved prior to installation. This will allow work to commence on site and the details to be agreed at a later date. This is considered to be appropriate and still retains control over any lighting on the roof terrace but allows the developer to submit these details at a later date.

The proposed amendment to the lighting condition is therefore considered to be acceptable.

Impact on character of area and neighbouring property

The impacts of the proposal were fully assessed under reference 15/01217/FUL. It was considered that the removal of the existing buildings on the site would be a general improvement as it was an unattractive significant feature adjacent to the conservation area. The application was supported by verified view points which proved that the proposed buildings would not have adverse impacts on the area including in long views. Because the additional built form is lower than the highest approved part of Block A it is still considered that this is the case and that the proposed amendments will be acceptable and not adversely impact on the appearance of the area. Block A is in the north west corner of the site and not close to the existing residential properties the closest of which are in West End Close to the north of the site. The additional built form on the roof of Block A will not have adverse impacts on the character of the area or neighbouring properties and so is acceptable. Block A is also to be slightly extended to allow for a cycle store. This small extension is at ground floor level only and contained within the L shape of the building and so will not have any wider impacts on neighbours or visual amenity.

Block B is also being increased in size to allow the flats to achieve the required space standards. The building is to be extended by a maximum of 1m on the south elevation and between 0.5 – 0.7 on the east and north elevations there are no changes to the west. These changes are minor and will not have any impacts on neighbour or general amenity. Block B is located adjacent to the prison and on the far side of the site from any residential neighbours and so no adverse impacts are anticipated.

Other minor amendments to elevations are proposed to take into account fire safety but these are not material and do not alter the overall impacts of the scheme with no additional habitable room windows proposed where overlooking to existing neighbours could occur.

The impact of the proposed amendments on the character of the area and neighbouring property are therefore considered to be acceptable.

Landscape/Trees and open space.

The site layout has been designed around the requirement to retain the existing banks and mature trees to the south and eastern boundaries of the site. The site includes a number of large mature trees of high amenity value with well established evergreen and mixed understorey / hedgerows to the southern and eastern boundaries. These make a positive contribution to local distinctiveness and the setting of the conservation area. The trees are significant in wider views and it is important that they are retained and replaced when needed as part of the long term maintenance of the site.

This application seeks consent for the variation of conditions 5 (work to trees), 6 (tree protection) and 9 (landscaping plans) of permission 15/01217/FUL.

It is now proposed to remove some existing trees on site, to the left of the main vehicular entrance, which it had previously been agreed would be retained. The changes affect the entrance onto the Romsey Road only and no other part of the site other than all trees over the site are to be provided at larger size as agreed with the landscape officer.

This is a significant group of trees, however the Council's Arboricultural Officer has agreed that the loss of this group of trees would be acceptable, providing mitigation was sufficient. The revised landscape plan (fabrik 'Combined hard and soft general arrangement plans D2259_LAN_201 Rev E) proposes three new trees to add to the row of new trees approved for the left hand side of the entrance road. This proposal would be satisfactory, on condition that the size of the trees at planting is increased. The landscape plans have been revised to increase the size of the trees to be planted to include 3 new trees and the previously agreed 3 Beech trees which are to be planted at a larger size (18-20cm girth extra heavy standard) and all other 12-14 cm trees across the site are increased in size by one step to 14-16cm girth extra heavy standard trees.

The other landscaped areas within the site are to remain unchanged. The proposed landscaping amendments are therefore acceptable.

In respect of open space the site is relatively close to Oram's Arbor and so it was not deemed necessary to provide a recreation ground or equipped children's play facility on the site. Much of the open space on the site is around the retained trees and banks. Houses all have private gardens and apartments all have shared outdoor amenity space. Given the sustainable location of the site, the proximity to Oram's Arbor and the need to provide high density development the emphasis has been on providing quality of space on site rather than quantity and it is considered that the amended landscaping plans achieve this requirement and will provide good amenity for the future residents. There is a need to consider the additional amenity needs of the proposed increased population on the site as there is no potential to add any more amenity space due to the confines of the site.

In accordance with policy CP7 where provision of additional open space on site is not possible it is acceptable to provide a financial contribution towards off site amenity space provision / improvements. The sum required is based on a contribution scale which uses the known costs of implementing off site open space infrastructure at completed sites elsewhere within the District. The off site contribution being requested in this case is £33,240.98.

It is considered that the landscape, tree and open space impacts of the scheme are acceptable and where needed mitigation has been provided.

Highways/Parking.

The main vehicular access to the site is from the Romsey Road. The existing vehicular access off West End Terrace will be used by cycles and pedestrians only. This route will be physically blocked to prevent cars from using it. Within the site the majority of the car parking has been provided in underground car parks to help to keep the public realm free of parked cars.

The car parking provision remains the same as the previously approved scheme and is provided at less than the adopted standards. Unallocated parking will be provided at 1 space per 1 bedroom unit 1.5 per 2 bedroom unit, 2 per 3 bedroom unit and 2.5 per 4 bedroom unit. Allocated parking will be provided at 1.5 spaces per 1 bedroom unit, 2 spaces per 2 and 3 bedroom units and 3 spaces for a 4 bedroom unit. Because this is a sustainable location with walking access to both the town centre and the railway station the provision of limited car parking is in line with the National Planning Policy Framework which encourages flexibility in applying car parking standards and moves away from blanket provision. The reduced level of car parking in this location is considered to be acceptable.

359 secure cycle parking spaces have been provided with an additional 12 hoops to take into account the additional dwellings on site.

The Head of Highways has assessed the application and considers that it will have little additional impact on peak traffic periods. Car and cycle parking is provided at an acceptable level given the sustainable location of the site. It is necessary to have a deed of variation to the original S106 and the conditions relating to car and cycle parking being reimposed.

Affordable housing.

When the original planning permission was granted 40% of the total number of dwellings was being provided as affordable in accordance with policy CP3. Due to the proposed increase in the numbers of market dwellings it has been necessary to also increase the number of affordable homes being provided. The total number of units on the site has increased to 244 and 40% of this would equal 97.6. It is proposed to provide 97 affordable units on the site with an off site contribution to cover the 0.6 of a dwelling which cannot be provided on site. This approach is acceptable and supported by the Head of New Homes Team.

The proposed tenure split of the dwellings is 38% rented and 62% Intermediate (shared ownership) accommodation which is not the normally accepted split of 70% rented and 30% intermediate. It does however tie up with what was approved under the previous application and is considered acceptable by the Head of New Homes Team. The affordable rented properties are in Block B and the shared ownership in Block A. There are also 2 no 3 bedroom affordable houses which will be available to rent.

There has been a change in policy since the previous planning permission in 2015 in that the Winchester District Local Plan Part 2 Development Management and Site Allocations 2017 (LPP2) has now been fully adopted. The sizes of the affordable homes permitted in the 2015 application would not now meet the sizes required by the adopted Affordable Housing Supplementary Planning Document. Since that time the Nationally Described Space Standards have been introduced and included in LPP2 Policy DM2.

The size of the affordable rented flats has been amended so that they meet the Gross Internal Area in the Nationally Described Space Standards (NDSS) as required by the Winchester Local Plan policy DM2. The 1 bed rented flats are designed to accommodate 2 people and the amended proposal is that all are 50m² and above. The 2 bed rented flats are designed to accommodate 3 people as they were in the approved planning application and the amended proposal is that all are 61m² and above as required by the NDSS. The result of this is that the footprint of Block B has needed to be slightly enlarged to allow for the minor increase in floor area for the rented flats. It is important that the rented flats do

meet the minimum space standards as they will be occupied to full capacity unlike the shared ownership which may be under occupied.

The application therefore provides for 39.4% affordable dwellings on site with a contribution for providing 0.6 of a dwelling off site which is considered to be acceptable and in accordance with policy CP3.

Recommendation That provided the applicant enters into a S106 agreement Deed of Variation to secure the matters listed below which are in the original S106 for the 2015 permission and to be updated as follows:-

- provision and retention of affordable housing,
- a public footpath and cycle way through the site
- maintenance of on site public open space and the landscaping within the public realm,
- the provision of an Access Refuse Strategy and its operation in perpetuity,
- Implementation of a Residential Travel Plan, payment of the Travel Plan approval and monitoring fees, and provision of a surety mechanism to ensure implementation of the Travel Plan 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.
- An financial contribution of £33,240.98 to be spent on upgrading off site open space infrastructure on local sites.

then planning permission be granted subject to a S106 agreement and the following conditions;

01 The development hereby permitted shall be commenced before 18th May 2019.

01 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 details and samples of the materials to be used in the construction of the external surfaces of the buildings, structures, roads and hard surfaced areas 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.

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

03 In respect of condition 2 above, the external materials shall comprise natural slate for the roofs of the terraced and linked houses. Powder coated aluminium window and door frames and timber doors shall be used for the terraces and linked houses. The uPVC window and door frames proposed for the apartment blocks shall comprise Cristallo Window System or a Powder Coated Aluminium system. No GRP shall be used for door surrounds, porches, porticos, chimneys, pillars, parapet detailing or other decorative detailing.

03 Reason: To ensure that the external appearance of the development is of a high standard adjacent to the conservation area and within a visually sensitive part of the City.

Case No: 17/03139/FUL

04 Before development commences 1:20 scale fully annotated plans, elevations and sections of the following details shall be submitted to and approved in writing by the local planning authority:

- i. Parapet stone detail to parapet walls, gables and parapet roof divisions which shall include junctions with brickwork, natural slate and flashing, brickwork coursing and reveals.
- ii. Rain water goods (down pipes, gutters and hoppers) which shall be powder coated aluminium.
- iii. Window frames and door frames, including junctions with brickwork, cladding and stonework and the reveals.
- iv. External doors which shall be timber.
- v. Chimney stacks including flashing and stone work detailing including reveals.
- vi. Rusticated brickwork and patterning to include the reveals and junctions with stone banding.
- vii. Balcony privacy screens
- viii. Balcony balustrades.
- ix. Balcony screens.
- x. Balcony exposed floors including the materials and colour of the understoreys.
- xi. Juliet balcony details which shall be fixed within the brick reveals.
- xii. Stonework detail around the main entrances to the apartment blocks.
- xiii. Undercroft ceilings over car parking bays including the materials and colours.
- xiv. Openings in the porches/undercrofts of the terraces and linked houses.
- xv. Pergolas and other garden frames.
- xvi. All boundary walls, fences and railings including other forms of boundary treatment including retaining walls.
- xvii. Garden gates.
- xviii. External seating, planters, litter bins, light standards and lighting bollards.
- xix. Bicycle stands and external cycle storage which will be visible from the public realm.
- xx. Bin storage visible from the public realm.
- xxi. Metre boxes/cabinets. These shall be sited so that they are not visible from the public realm.
- xxii. The positions of any gas supply pipes which are proposed to be attached to parts of the buildings which will be visible from the public realm.
- xxiii. The above shall be implemented in accordance with the approved details before each building is occupied.

04 Reason: To ensure that the external appearance of the development is of a high standard adjacent to the conservation area and within a visually sensitive part of the City.

05 All works prescribed - both to trees and that related to demolition and construction activities shall be undertaken in strict accordance with the Arboricultural Information ref: 8384-KC-XX-YTREE-TreeSurvey and Impact Assessment-Rev B and 8384-KC-XX-YTREE-Tree ProtectionPlan02Rev0 and submitted in support of this application. and submitted in support of this application.

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

06 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Information ref: 8384-KC-XX-YTREE-Tree Survey and impact assessment –

Case No: 17/03139/FUL

Rev B and 8384-KC-XX-YTREE- Tree Protection Plan 02 Rev O submitted in support of this application shall be installed prior to any demolition construction or groundwork commencing on the site and shall remain until the development is complete.

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

07 A detailed drainage layout, long sections and specification for the foul and surface water sewers, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

NOTE: Entering into an Agreement with Southern Water Services Ltd under Section 104 Water Industry Act 1991 shall be deemed to satisfy this condition.

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

08 Prior to the installation of any lighting on the roof terraces details shall be submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken in accordance with the approved details.

08 Reason: To ensure that the proposals do not result in light pollution detrimental to the visual amenities and character of the area.

09 The landscaping of the site shall be carried out in accordance with the details submitted on plan reference D2259_LAN_100 revision H (Fabrik Landscape masterplan) the Design and Access Statement October 2015 and the Combined Hard and Soft General Arrangement Plan ref: D2259_LAN_201 Revision J. The landscaping details hereby approved shall be fully implemented prior to first occupation of the dwellings hereby approved.

09 Reason: To ensure that the development presents a satisfactory appearance in the interests of the visual amenities and character of the area.

10 No development/demolition or site preparation shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological mitigation work (to include an initial phase of evaluation trenching) in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing. No demolition/development or site preparation shall take place other than in accordance with the Written Scheme of Investigation approved by the Local Planning Authority. The Written Scheme of Investigation shall include:

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

10 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 HE.1 of the Winchester District Local Plan Review.

11 Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports and publication.

11 Reason: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available, in compliance with policy HE.1 of the Winchester District Local Plan Review.

12 A noise validation report, demonstrating compliance with the noise criteria specified in BS8233:2014 shall be submitted to and approved by the Local Planning Authority before any dwelling is occupied. The noise report shall demonstrate that:

- i. all bedrooms shall achieve an 8-hour LAeq (23:00 to 07:00) of 30dB(A)
- ii all living rooms and bedrooms shall achieve a 16-hour LAeq (07:00 to 23:00) of 35dB(A)

Such noise protection measures implemented to achieve these objectives shall thereafter be maintained and operated in accordance with the approved scheme.

12 Reason: To ensure that acceptable noise levels within the dwellings and the curtilages of the dwellings are not exceeded.

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

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

- xii. Use of fences and barriers to protect adjacent land, footpaths and highways

The construction management plan shall be adhered to throughout the duration of the construction period.

13 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.

14 The development hereby permitted shall be carried out in accordance with the mitigation and compensation for protected species in part 7 of the updated Ecological Impact Assessment provided by Ethos Environmental Planning and submitted in support of this application. The agreed mitigation measures shall be retained in perpetuity.

14 Reason: To ensure that the ecological interests of the site are not damaged through the proposed development.

15 The garages, car parking spaces and secure cycle parking provision hereby approved shall not be used for any other purpose than the parking of cars and cycles and shall be retained in perpetuity.

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

16 The development hereby approved shall be undertaken in accordance with the following approved plans.

- Site Layout – drawing S861/001 Rev C
- Block A Ground Floor Plan – drawing S861/A/01 Rev C
- Block A First Floor Plan – drawing S861/A/02 Rev C
- Block A Second Floor Plan – drawing S861/A/03 Rev C
- Block A Third Floor Plan – drawing S861/A/04 Rev C
- Block A Fourth Floor Plan – drawing S861/A/05 Rev D
- Block A Elevations Sheet 1 – drawing S861/A/06 Rev B
- Block A Elevations Sheet 2 – drawing S861/A/07 Rev C
- Block B Ground Floor and First Floor Plan – S861/B/01 Rev A
- Block B Second and Third Floor Plan – S861/B/02 Rev B
- Block B Elevations S861/B/03 Rev B
- Block C Basement Plan – drawing S861/C/01
- Block C Ground Floor Plan – drawing S861/C/02
- Block C First Floor Plan – drawing S861/C/03
- Block C Second Floor Plan – drawing S861/C/04
- Block C Third Floor Plan – drawing S861/C/05 Rev A
- Block C Elevations Sheet 1 – drawing S861/A/06 Rev A
- Block C Elevations Sheet 2 – drawing S861/A/07
- Block D1 Ground Floor Plan – drawing S861/D1/01 Rev A
- Block D1 First Floor Plan – drawing S861/D1/02 Rev B
- Block D1 Second Floor Plan – drawing S861/D1/03 Rev A
- Block D1 Third Floor Plan – drawing S861/D1/04 Rev A
- Block D1 Fourth Floor Plan – drawing S861/D1/05 Rev A
- Block D1 Fifth Floor Plan – drawing S861/D1/06 Rev A
- Block D1 Elevations Sheet 1 – drawing S861/D1/07 Rev A

Case No: 17/03139/FUL

- Block D1 Elevations Sheet 2 – drawing S861/D1/08 Rev B
- Block D2 Ground Floor Plan – drawing S861/D2/01
- Block D2 First Floor Plan – drawing S861/D2/02
- Block D2 Second Floor Plan – drawing S861/D2/03
- Block D2 Third Floor Plan – drawing S861/D2/04 Rev A
- Block D2 Fourth Floor Plan – drawing S861/D2/05 Rev A
- Block D2 Fifth Floor Plan – drawing S861/D2/06 Rev A
- Block D2 Elevations Sheet 1 – drawing S861/D2/07 Rev A
- Block D2 Elevations Sheet 2 – drawing S861/D2/08 Rev A
- Block E Ground & First Floor Plans – drawing S861/E/01 Rev A
- Block E Second, Third & Fourth Floor Plans – drawing S861/E/02 Rev A
- Block E Elevations – drawing S861/E/03 Rev A
- Blocks D1, D2 & E Basement Plan – drawing S861/D1/D2/E/BP Rev B
- 8384-KC-XX-YTREE-TreeSurvey and Impact Assessment-Rev B
- 8384-KC-XX-YTREE-TreeProtectionPlan02Rev0
- D2259_LAN_100 REV H
- D2259_LAN_201 REV J

Informatives:

01 Local Plan Part 1 - Joint Core Strategy: DS1 (development strategy and principles), WT1 (development strategy for Winchester), CP1 (housing provision), CP2 (housing provision and mix), CP3 (affordable housing provision on market led housing sites), CP7 (open space, sport and recreation), CP9 (retention of employment land and premises), CP10 (transport), CP11 (sustainable low and zero carbon built development), CP13 (high quality design), CP14 (the effective use of land), CP16 (biodiversity), CP20 (heritage and landscape character), CP21 (infrastructure and community benefit).

Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations: WIN1 - Winchester Town, WIN3 - views and roofscape, DM1 - location of new development, DM2 - dwelling sizes, DM5 - open space provision for new developments, DM14 - local distinctiveness, DM15 - site design criteria, DM16 - site development principles, DM17 - access and parking, DM25 - archaeology.

02. 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.

03. 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.

04. 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

Case No: 17/03139/FUL

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.

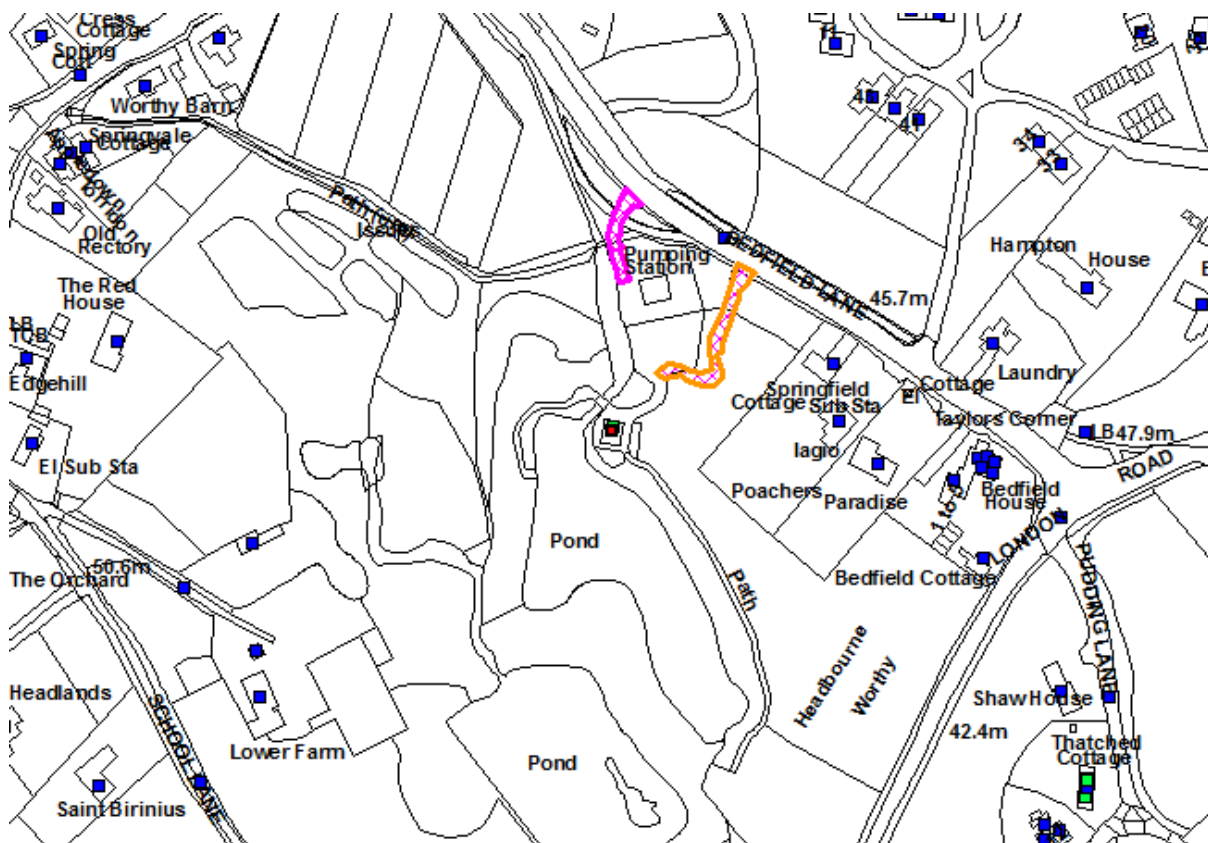
Further information, application forms and guidance can be found on the Council's website - www.winchester.gov.uk.

This page is intentionally left blank

Agenda Item 8

Item No:	02
Case No:	17/02806/FUL
Proposal Description:	New access with the public highway and track to existing parking area
Address:	Church Paddock Fishery Bedfield Lane Headbourne Worthy Hampshire
Parish, or Ward if within Winchester City:	Headbourne Worthy
Applicants Name:	Mr & Mrs Dean
Case Officer:	Mrs Katie Nethersole
Date Valid:	3 November 2017
Site Factors:	

Recommendation: Permit



© Crown Copyright and database rights Winchester City Council License 100019531

Case No: 17/02806/FUL

General Comments

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

Amended plans received 16th April 2018 – to widen the entrance following discussions with Hampshire Highways and Highways Engineer. The amendments were not considered to be 'material' as minor in nature and therefore were no re-advertised for further comment.

Site Description

The site is located to the south west of the settlement of Headbourne Worthy and to the west of Bedfield Lane and is within the defined settlement gap. It is accessed by a driveway that also serves access to a pumping station owned by Southern Water. The site itself is set at a lower level than the road and is bounded by mature trees. Church Paddock Fishery is a recreational fishing lake and leisure facility and totals 2 hectares in area. The site is enclosed by a variety of fencing and is well screened from the adjacent road and area by mature trees and hedgerows to the boundaries.

Proposal

The proposal is for a new vehicular access to the south of the existing. It is required by the applicants as they currently utilise the existing access that is shared with and owned by Southern Water. This can cause problems with access to the site as vehicles attending the pumping station sometimes block access to the site. The proposed new access would be utilised by staff, visitors and maintenance contractors. It is proposed that the applicants would retain their rights of access to use the existing access for larger vehicles or for emergencies but the main access would be through the new one.

The access would be a bellmouth which would be constructed to provide a dropped kerb to the road, utilising a suitable surfacing material to prevent migration of any loose material to the public road.

It is proposed that the route of the access would be the shortest route to minimise the required levelling, provide a suitable gradient, keep the width of the track to a minimum in accordance with the relevant standards and retain and protect the existing hedging around the car park. The access track would be a single track with a passing bay located to provide adequate sightlines with the bellmouth entrance to allow drivers to proceed in either direction.

The existing car park is proposed to remain as is and it is not intended to expand or provide any further parking on site.

Relevant Planning History

98/00349/FUL - Erection of a fishing lodge and provision of a car park with 10 spaces - RETROSPECTIVE. PER 2nd June 1998.

03/00945/FUL - Extension to fishing hut, new access track and enlargement of lake. WDN 19th August 2003.

Case No: 17/02806/FUL

09/01361/FUL - Extension to lake, new sluice gate and extension to existing boundary bund (RETROSPECTIVE). PER 3rd December 2009.

10/02161/FUL - Demolition of existing fishing hut and erection of a new hut in the same footprint (RETROSPECTIVE). PER 3rd March 2011.

11/00802/FUL - 2 No fishermen's huts and a mower shed; Retrospective approval for a pole supporting an owl; overhead lamp and security camera plus an area of new decking and 4 disabled parking bays. PER 9th June 2011.

12/00738/FUL - Erection of Yurt as tea room and construction of footbridge. REF 25th February 2013.

13/01917/FUL - Erect a function room with ancillary accommodation incorporating a trout smoker (RESUBMISSION). WDN 12th November 2013.

Consultations

Engineers: Highways: No objection

Head of Landscape: No objection subject to landscape condition

Ecology: No objection subject to the recommendations being conditioned and details for replacement planting

Trees: No objection subject to condition for tree replacement details

Representations:

Headbourne Worthy Parish Council

- The Parish council have objected to the application due to concern about highway safety, ease of access. They consider the proposed access to be unnecessary.

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

- Inadequate visibility splays
- Gradient of access is steep, could cause problems for some users
- Loss of trees
- Increase in noise
- Loss of rural amenity

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

- New access could lead to further housing development

No letters of support received.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

MTRA3, MTRA4, CP18, CP20

Winchester Local Plan Part 2 – Development Management and Site Allocations

DM15, DM16, DM17, DM18, DM23

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Case No: 17/02806/FUL

Planning Considerations

Principle of development

MTRA3 of the LPP1 allows for new development in settlements with no defined boundary (such as Headbourne Worthy) if it meets a community need and is appropriate in scale and design. It should also conserve the settlement's identity, countryside setting and should protect local settlement gaps.

MTRA4 of the LPP1 only permits certain types of development including that which has an operational need for a countryside location; or for the expansion and redevelopment of existing buildings to facilitate the expansion on site of established businesses or to meet an operational need. It is considered that the proposed access is required for the business to ensure that access is not impeded, as it is with the existing access.

CP18 of the LPP1 seeks to retain the generally open and undeveloped nature of defined settlement gaps. Only development that does not physically or visually diminish the gap will be permitted.

CP20 of the LPP1 seeks to conserve and enhance the landscape setting and local distinctiveness.

DM15 of the LPP2 seeks to ensure that development respects the qualities, features and characteristics that contribute to the distinctiveness of the local area. Development will be permitted provided that they conserve or enhance open and green areas and existing trees and hedgerows.

DM17 of the LPP2 allows for new development provided that it provides a safe and secure environment that is accessible by all.

DM18 of the LPP2 ensures that new development allows for access to and movement within a site in a safe and effective manner including turning facilities as appropriate. It should make provision for access to the site in accordance with the relevant standards and required visibility splays.

It is considered that the proposal complies with these policies and is therefore considered acceptable.

There is no intention to alter the parking provision on site.

Design/layout

It is proposed to create and provide a new vehicular access to the existing site to provide improved access facilities. The application provides information and evidence to support the need for a new access as the existing one is sometimes blocked by vans attending the pumping station.

The access will be positioned south west of the existing one and approximately 38 metres away from it. It will be a bellmouth design with a passing place to enable space for passing vehicles.

Amended plans have been received following discussions with the Highways Engineer and Hampshire Highways to widen the access to allow space for refuse vehicles and fire engines. The visibility splays remain the same as the original plans.

The access will be laid to tarmac to prevent the migration of loose material on to the adjacent road. The track itself would be laid to loose chippings that are considered suitable to the character of the area and the low key use, and would be porous to ensure that there is no increased flooding risk from the site.

Impact on neighbouring property

The proposed access is not considered to have any negative impact on the amenities of the neighbouring properties. The Highways Engineer has confirmed that the visibility splays are adequate and there are no concerns regarding highway safety therefore the proposals will not cause any danger to other road users.

Impact on character of the area

The site is in an area which is fairly rural in nature and there is mature tree planting and landscaping either side of Bedfield Lane. It is located south-west of Headbourne Worthy and within the defined settlement gap between Kings Worthy and Headbourne Worthy. There is a gentle slope downwards from Bedfield Lane to the site itself. It is considered that although the access track will alter the immediate character of the site it should be viewed in the context of the rest of the lane which has two other access tracks in the area characterised by native vegetation and a number of driveways where the character is more domestic in appearance.

It is considered that the proposed access and track would not have a detrimental impact on the character of the area or settlement gap and is therefore acceptable.

Landscape/Trees

The site is located in Bedfield Lane which is characterised by native vegetation and trees on both sides with an access point to the fishery on the south side of the lane. The proposed access will result in the loss of some trees in a small area of woodland. The trees that are proposed to be removed are not considered to be of any significant merit. The submitted information details that in order to mitigate the loss of significant trees there will be robust tree planting on site post development.

The submitted landscape plan shows an appropriate approach to replanting on each side of the proposed track but it does not indicate exact details. Therefore condition no. 4 is recommended to ensure that satisfactory number of trees is proposed to be planted.

Highways/Parking

Both the Council's Highway Officer and the Hampshire Highways Officer have reviewed the proposals in terms of highway safety and any potential impact on the surrounding highway network. It has been considered that the second means of access would be acceptable as the visibility is sufficient and the junction geometry is acceptable.

The new access road has been designed to accommodate a large service vehicle with a passing place were it to meet a car travelling in the opposite direction. It is considered that the proposed new access is acceptable from a highway point of view subject to conditions 3 and 5 requesting details of the specifications and implementation of the agreed visibility splays.

Case No: 17/02806/FUL

Other Matters - Ecology

An ecology report has been submitted with the application which confirms that there is no potential for bat roosts arising from the trees proposed to be removed. The report has identified limited potential for nesting birds and that suitable mitigation can be put in place to enable the development to proceed. The Ecology Officer has advised that the proposal is acceptable subject to a condition ensuring that the recommendations in the Ecology report are adhered to and a tree planting plan – conditions 6 and 4.

Conclusion

In conclusion the proposed access and track are considered to be acceptable in terms of highway safety and impact on the character of the area and neighbouring properties. The proposals are compliant with the relevant planning policies and there is no sufficient reason to refuse the proposed scheme.

Recommendation

subject to the following condition(s):

Conditions

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

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

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

- Drawing no. WIN-KB-1036.01 Rev A Location Plan
- Drawing no. 6115/01 Topographic Survey
- Drawing no. 020.0287.001 Rev C Visibility Splays
- Drawing no. WIN-KB-1036.01 Rev B Site Location Plan – Planting
- Drawing no. Eco 4 – Tree Replacement Strategy
- Drawing no. 020.0287.007 Fire Tender Tracking
- Drawing no. 020.0287.006 Refuse Tracking
- Drawing no. 020.0287.002 Rev D Proposed Access

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

3. The 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.

NOTE – A licence is required from Hampshire Highways Winchester, Bishops Waltham Depot, Botley Road, Bishops Waltham, SO32 1DR prior to commencement of access works.

Reason: To ensure a satisfactory means of access.

Case No: 17/02806/FUL

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

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

5. Before the development hereby approved is first brought into use, the visibility splays as shown on drawing no. 020.0287.001 Rev C shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles over 600mm above the level of the carriageway in perpetuity.

Reason: To the interests of highway safety

6. The recommendations set out in the submitted Ecology Report written by Vesper Conservation and Ecology Limited dated 28th March 2018 shall be adhered to in perpetuity.

Reason: In the interests of protecting and promoting ecology on site

Informatives:

1. In accordance with paragraphs 186 and 187 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.

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, CP18, CP20

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

Case No: 17/02806/FUL

holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

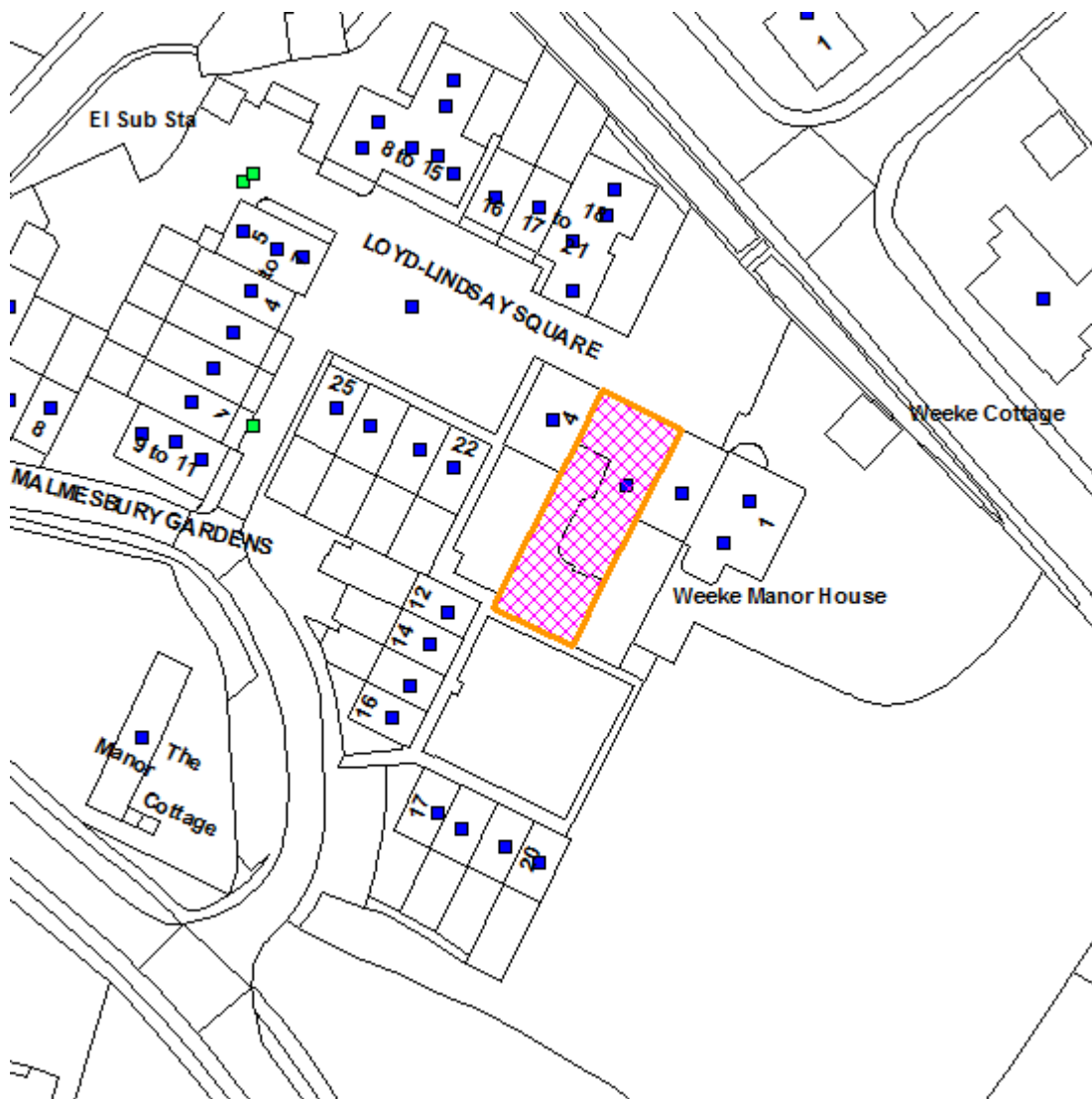
5. Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing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

For further advice, please refer to the Construction Code of Practise
<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

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.

Item No: 03
Case No: 18/00603/LIS
Proposal Description: Removal of existing single storey extension. Replacement single storey extension. Replacement roof lantern. Internal renovations.
Address: 3 Weeke Manor House, Loyd-Lindsay Square, Winchester, SO22 5NB.
Parish, or Ward if within Winchester City: St Barnabas
Applicants Name: Cllr & Mrs Tod
Case Officer: Catherine Watson
Date Valid: 6 March 2018
Site Factors:

Recommendation: Application Permitted



© Crown Copyright and database rights Winchester City Council License 100019531

General Comments

Application is reported to committee as one of the applicants is an elected member of Winchester City Council.

Site Description

The dwelling is part of a row of primarily 20th century terraced properties within Loyd-Lindsay Square which are associated with the 18th century Grade II listed building, Weeke Manor House. Loyd-Lindsay Square is situated in the Winchester suburb of Weeke and along with the listed buildings, has been subject to subsequent residential development, with a series of apartments arranged around a central square.

Proposal

The proposal is for the removal of the existing, single-storey extension and its replacement with a contemporary, single-storey extension. The existing roof lantern over the billiards room is to be replaced and internal renovations, including maintenance work to the billiards room, replacement of the mezzanine balustrade and stairs and the opening up of the ceiling in the master bedroom will be carried out.

Relevant Planning History

- 03/02805/FUL - Conversion and extension of existing building and residential redevelopment comprising 1 No. six bedroom, 4 No. four bedroom, 11 No. three bedroom, 22 No. two bedroom and 5 No. one bedroom dwellings with associated parking, garages and stores. **Application Permitted.**
- 03/02981/LIS - Alterations to provide conversion and extension of existing building to form 4 No dwellings, demolition of ancillary buildings and residential redevelopment comprising 39 No. dwellings with associated parking, garages and stores. **Application Permitted.**

Consultations

Head of Historic Environment:

Pre-application advice was given by the planning officer, in conjunction with the Historic Environment officer in early 2018. This advice has been followed through to the application.

Representations:

City of Winchester Trust:

“This is a well-presented proposal for a house with a somewhat complicated layout. The proposed modifications, which the Trust supports, appear practical and well thought-through.”

0 letters received objecting to the application.

0 letters of support received.

Case No: 18/00603/LIS

Relevant Planning Policy:

Winchester District Local Plan Part 1 – Joint Core Strategy.

CP20 – Heritage and Landscape Character.

Winchester Local Plan Part 2 – Development Management and Site Allocations.

DM29 – Heritage Assets

NPPF Section 12.

Planning Considerations

Principle of development

The alteration and extension of listed buildings within the settlement boundary is acceptable in principle, subject to compliance with relevant planning policy.

Impact on Listed Building

It is not considered that the internal alterations to the listed building would result in any significant harm to the historic fabric and would therefore be acceptable. Proposals for the replacement extension and roof lantern have been modified in line with advice to make them appear more recessive and compliment the character of the listed building. Advice included:

- Lower the billiard room lantern and use dark finishing materials to ensure that it has a recessive appearance. An industrial-style design similar to that proposed for the extension was considered to be appropriate and in keeping.
- The internal changes were considered acceptable as very little original internal historic fabric remains following earlier alterations.
- It was originally determined that exploratory holes would be necessary to determine the age of any potentially historic structures however, this advice was subsequently withdrawn upon agreement that the applicant would submit a drawing (1715-004) showing the various historic phases of the building.
- It has also been agreed that plans showing window and door detailing and schedules (1715-204 and 1715-205) would be submitted prior to determination of the applications.

Detailed plans with regards to the window and door fittings, as well as the proposed cladding, have been submitted and are considered to be acceptable.

Recommendation

Application Permitted subject to the following condition(s):

Conditions

Case No: 18/00603/LIS

1. The works hereby consented to 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. The development hereby approved shall be constructed in accordance with the following plans and details:

- Block Plan and Location Plan Dwg No 1715-101 dated December 2017
- Proposed Site Plan Dwg No 1715-200 dated December 2017
- Proposed Alterations Dwg No 1715-201 dated December 2017
- Proposed Floor Plans Dwg No 1715-202 dated December 2017
- Proposed Elevations Dwg No 1715-203 dated December 2017
- Typical Details Dwg No 1715-204 dated December 2017
- Window and Door Schedule Details Dwg No 1715-205 dated December 2017

The extension hereby permitted shall be clad with Equitone Natura cladding in colour N073 Charcoal, as per the sample submitted and approved in writing.

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

Informatives:

1. In accordance with paragraphs 186 and 187 of the NPPF, Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

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

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

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

Local Plan Part 1 - Joint Core Strategy: CP20

Local Plan Part 2 – Development Management and Site Allocations: DM29

NPPF Section 12

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. 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

Case No: 18/00603/LIS

noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

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

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

6. Any modifications to the approved drawings, whether for Building Control or any other reason, or any departure on site from what is shown, may constitute a criminal offence under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The applicant is required to draw this and other conditions on the Consent to the attention of any contractors or sub contractors working on site and furnish them with a copy of the consent and approved drawings.

This page is intentionally left blank

Item No: 04
Case No: 18/00602/HOU
Proposal Description: Removal of existing single storey extension. Replacement single storey extension. Replacement roof lantern. Internal renovations.
Address: 3 Weeke Manor House, Loyd-Lindsay Square, Winchester, SO22 5NB.
Parish, or Ward if within Winchester City: St Barnabas
Applicants Name: Cllr & Mrs Tod
Case Officer: Catherine Watson
Date Valid: 6 March 2018
Site Factors:

Recommendation: Application Permitted



© Crown Copyright and database rights Winchester City Council License 100019531

General Comments

Application is reported to committee as one of the applicants is an elected member of Winchester City Council.

Site Description

The dwelling is part of a row of terraced properties within Loyd-Lindsay Square which are associated with the Grade II listed building, Weeke Manor House. Loyd-Lindsay Square is situated in the Winchester suburb of Weeke and along with the listed buildings, has been subject to subsequent residential development, with a series of apartments arranged around a central square.

Proposal

The proposal is for the removal of the existing, single-storey extension and its replacement with a contemporary, single-storey extension. The existing roof lantern over the billiards room is to be replaced and internal renovations will be carried out.

Relevant Planning History

- 03/02805/FUL - Conversion and extension of existing building and residential redevelopment comprising 1 No. six bedroom, 4 No. four bedroom, 11 No. three bedroom, 22 No. two bedroom and 5 No. one bedroom dwellings with associated parking, garages and stores. **Application Permitted.**
- 03/02981/LIS - Alterations to provide conversion and extension of existing building to form 4 No dwellings, demolition of ancillary buildings and residential redevelopment comprising 39 No. dwellings with associated parking, garages and stores. **Application Permitted.**

Consultations

Head of Historic Environment:

Comments provided within the associated listed building application (18/00603/LIS)

Head of Landscape (Trees):

No response.

Representations:

City of Winchester Trust:

“This is a well-presented proposal for a house with a somewhat complicated layout. The proposed modifications, which the Trust supports, appear practical and well thought-through.”

0 letters of objections received.

0 letters of support received.

Case No: 18/00602/HOU

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

DS1 – Development Strategy and Principles.

CP13 – High Quality Design.

CP20 – Heritage and Landscape Character.

Winchester Local Plan Part 2 – Development Management and Site Allocations:

DM1 – Location of New Development.

DM15 – Local Distinctiveness.

DM16 – Site Design Criteria.

DM17 – Site Development Principles.

DM24 – Special Trees, Important Hedgerows and Ancient Woodlands.

High Quality Places Supplementary Planning Document.

Planning Considerations

Principle of development

Extensions and alterations to dwellings within the settlement boundary are acceptable in principle, subject to compliance with relevant planning policy.

Design/layout

3 Weeke Manor House has been subject to several phases of alterations since it was constructed in the early 20th century and the applicants desire to update certain later elements, permitted in the 2003 applications, which are not considered to be of a sufficiently high standard to match the listed building and its surroundings.

The proposal is the replacement of an existing, single storey infill extension to the rear of this terraced dwelling, the replacement of the existing roof lantern in the two storey billiards room to the rear of the main dwelling and associated internal works to reconfigure the layout to facilitate modern living requirements. Landscaping works to the rear garden are also proposed.

The High Quality Places SPD (p. 75, paras. 7.54 and 7.59) states that contemporary materials need to be high quality and the detailing of these materials is of particular importance when considering an application. The proposed materials to be used in the extension are black or dark grey fibre cement cladding, with Crittall-style glazing throughout. The maximum height of the proposed extension is lower than the existing due to its flat roof. The replacement roof lantern to the billiards room will also have black metal framing and the overall height will be lower than the existing in order to keep it proportionate with the existing buildings. Internal works are also to be carried out however, these will be addressed in the associated listed building application.

Materials have been submitted along with the application and are considered to be acceptable therefore, it is not necessary to apply a pre-commencement condition to

submit samples before construction. Likewise, a schedule and details regarding the window and door fittings have been submitted however, these will be considered under the listed building application.

Impact on character of area and neighbouring property

It is considered that the proposed alterations will relate well with its neighbours within the terrace due to its use of high quality, contemporary materials and design and the reduced scale is considered to be an improvement in this respect.

Policy CP13 of LPP1 and DM15 of LPP2 state that proposals should contribute to the special qualities of the setting of buildings and their neighbours and Policies DM16 and DM17 require that they respond positively to the character, appearance and variety of the local environment or have unacceptable effects on heritage assets.

Page 87, para. 8.12 of the High Quality Places SPD states that rear extensions often have a modest impact upon the street scene. The proposed extension and roof lantern are both situated to the rear of the property and the gardens are enclosed by formal, laurel hedging which is proposed to be retained as part of the new landscaping plan. Views of the roof lantern will be possible from the rear of the terraces however, it is not considered that this would be harmful to the character of the surrounding area. The proposed extension is replacing an existing infill and therefore it will be no more visible from neighbouring properties. It is considered that there will be no significant detrimental impact upon neighbour amenity.

Landscape/Trees

Policy DM24 of LPP2 states that development should not result in the loss or deterioration of special trees. To the rear of the garden, is a multi-stem *Malus* "Evereste" tree subject to a TPO however, this will be retained as part of the landscape works and a further tree will be planted opposite to echo it. The existing laurel boundary hedge will retain a sense of privacy for the occupants and neighbours and the proposed hard and soft landscaping is considered to be of a high quality.

Highways/Parking

There will be no changes to the highways or parking arrangements.

Recommendation

Application Permitted subject to the following condition(s):

Conditions

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

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

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

Case No: 18/00602/HOU

- Location and Block Plans Dwg No 1715-101 dated December 2017
- Proposed Site Plan Dwg No 1715-200 dated December 2017
- Proposed Alterations Dwg No 1715-201 dated December 2017
- Proposed Floor Plans Dwg No 1715-202 dated December 2017
- Proposed Elevations Dwg No 1715-203 dated December 2017
- Proposed Landscaping Dwg No WMH/TO/P/M/09/R1 dated 27.03.2018

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

Informatives:

1. In accordance with paragraphs 186 and 187 of the NPPF, Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

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

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

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

Local Plan Part 1 - Joint Core Strategy: DS1, CP13

Local Plan Part 2 – Development Management and Site Allocations: DM15, DM16, DM17, DM24

High Quality Places SPD

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

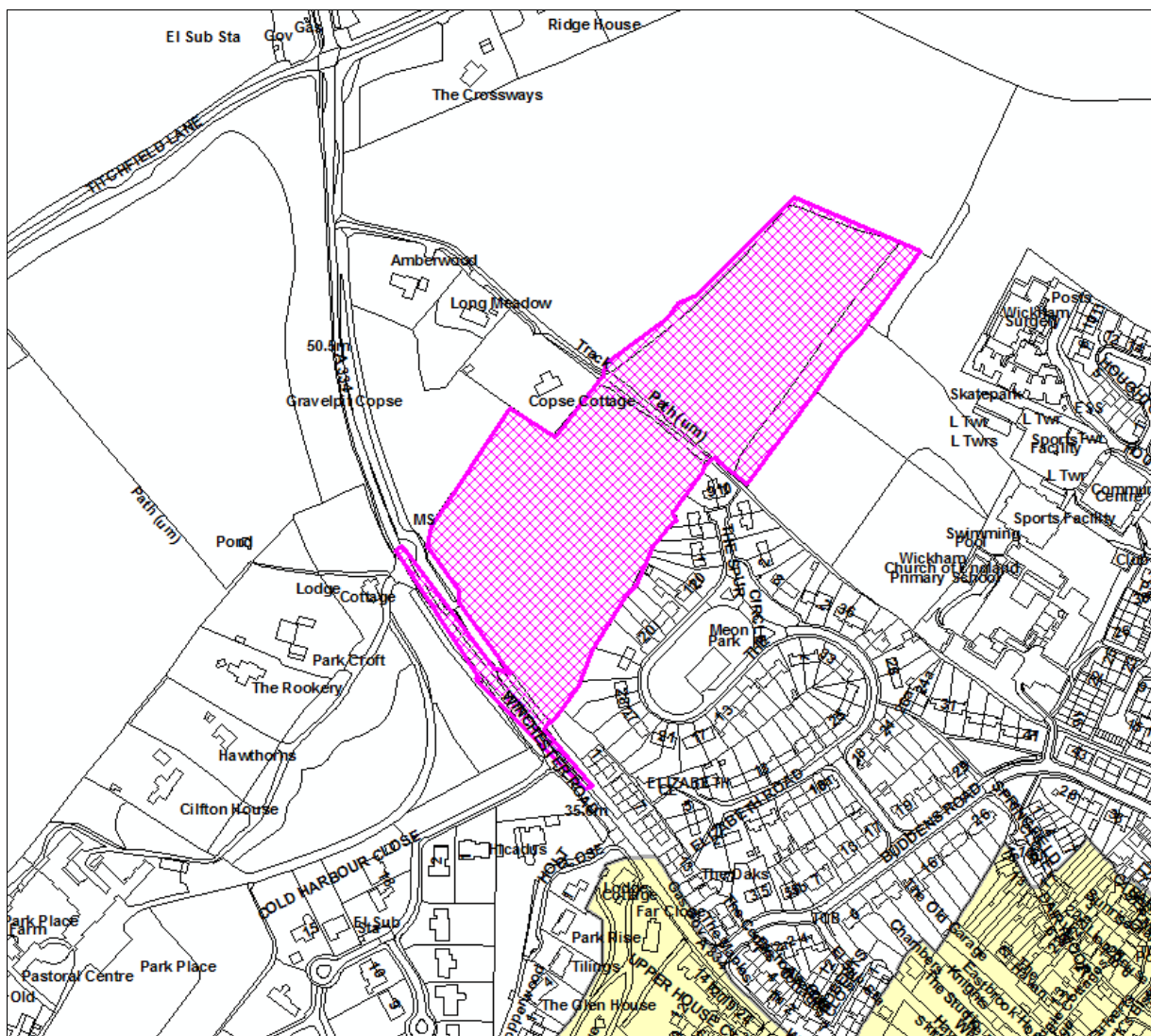
For further advice, please refer to the Construction Code of Practice

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

This page is intentionally left blank

WINCHESTER CITY COUNCIL PLANNING COMMITTEE AGENDA

Item No:
Case No: 17/02615/FUL
Proposal Description: (AMENDED PLANS RECEIVED - 23/03/18) Residential development comprising 120 dwelling units, garages, parking spaces, new access from Winchester Road, new roads, public open space, landscaping and drainage works.
Address: Land To The East Of Winchester Road Wickham Hampshire
Parish, or Ward if within Wickham
Winchester City:
Applicants Name: Mr Andrew Morris
Case Officer: Mr Simon Avery
Date Valid: 13 October 2017
Site Factors: County Minerals Site
 Solent Disturbance and Mitigation Zone
Recommendation: Application Permitted



© Crown Copyright and database rights Winchester City Council License 100019531

Case No: 17/02615/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

General Comments

Application is reported to Committee as the number of objections received is 34.

This application is a resubmission following refusal of an earlier application by the same developer for 100 dwellings on this site (ref 15/01980/FUL). The revised scheme proposes 20 more dwellings and has also revised the architecture of the proposed buildings. The layout of the scheme has also changed to accommodate these greater numbers and design changes.

Amended plans have been received following the initial submission of this current application making further changes to the layout of the development, in particular in the top north eastern field.

Site Description

This site is 4.5 hectares of land to the west of Wickham. It consists of two fields on the edge of the village which are allocated under LPP2 for housing. The fields are enclosed around the boundaries by trees and hedgerows. Surrounding fields to the north are not so substantially enclosed on the boundaries and are more open to views from the surrounding countryside, footpaths and roads. Land levels slope downwards to the south but not steeply. The south western field adjoins Winchester Road and here there is quite a steep and heavily treed bank from the field down to this road. Access to the site is proposed from Winchester Road.

To the east the lower half of the site adjoins an area of residential development on roads called The Spur, The Circle, Elizabeth Road and Buddens Road. To the east of the upper fields is a new doctor's surgery, community centre and Wickham Church of England Primary School. To the north and west is mainly open countryside with a few scattered dwellings or farmsteads.

A public footpath runs from The Spur northwest between the two fields of this site.

Proposal

- The proposal is for 120 dwellings including 40% affordable housing.
- The private housing would consist of 24 four bedroom houses, 33 three bedroom houses, 13 two bedroom houses and 2 two bedroom apartments, giving a total of 72 dwellings for private sale.
- The affordable housing would consist of 10 three bedroom houses, 18 two bedroom houses, 6 two bedroom apartments, 6 one bedroom houses and 8 one bedroom apartments, giving a total of 48 affordable dwellings.
- The application includes a new vehicular access from Winchester Road and improvements to existing footpaths which connect the site to surrounding development and the village centre.
- The proposals also include the delivery of sports facilities on land to the east on Mill Lane which will consist of sports pitches, parking and changing facilities plus a

Case No: 17/02615/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

new access onto the land from Mill Lane.

- The layout includes on site open space and play areas.

Relevant Planning History

15/01980/FUL - Residential development comprising 100 dwelling units, garages, parking spaces, new access from Winchester Road, new roads, public open space, landscaping and drainage works. REF 16th September 2016.

15/01981/FUL - Residential development comprising 25 dwelling units, garages, parking spaces, new roads, public open space, landscaping and drainage works. REF 6th July 2016.

Consultations

WCC Strategic Planning:

- The proposal relates to land which is allocated by Local Plan Part 2 (policy WK2) for housing and open space. It is generally consistent with the requirements of policy WK2, subject to various matters which can be secured through planning conditions (drainage) and S106/S278 obligations (phasing of open space and affordable housing provision, off-site transport improvements).
- Subject to these matters being resolved and the details of the proposal being satisfactory in all other respects, the proposal is acceptable in terms of the planning policies applying.

WCC Head of Historic Environment - Urban Design:

- Objection but could be acceptable if suggestions about layout, character areas, location of house types and carparking spaces, and building design are followed

WCC Head of Historic Environment:

- No objections.

WCC Head of Historic Environment - Archaeology:

- No objections but a written scheme of investigation and fieldwork report required by condition.

WCC Head of Housing - New Homes Delivery Team:

- The amount, tenure, type, mix, occupancy and size of the affordable houses are all acceptable but the location and integration of some of the Affordable Housing remains an issue.

HCC Highways Authority:

- The access and proposed highway improvements are acceptable in principle, a contribution towards improvements to the Blind junction to be secured via the s106 legal agreement.

WCC Highways Engineer:

- No objections.

Case No: 17/02615/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

WCC Head of Landscape:

- No objection but the existing hedgerows which surround the site must be retained or enhanced so would recommend that where back gardens abut existing site boundary hedgerows, that hedges are, as a design principle, retained and that the fencing between rear gardens and boundary hedges takes the form of a post and rail fence rather than the usual close-board fence.

WCC Head of Landscape - Arboriculture:

- There are concerns about the close proximity of the proposed dwellings to the mature trees. The dwellings are located on the north side of the trees and will cast shade on to the proposed dwellings. This will put future pressures on the trees for thinning or removal because of shade and leaves issues.

WCC Head of Landscape - Ecology:

An up to date Mitigation Strategy is required pulling together all the recommendations in relation to protected species, habitats and designated features, and referring directly to the proposals for this case.

WCC Drainage Engineer:

- Southern Water have confirmed that connection to the existing foul network would lead to an increased risk of flooding. However, they have also indicated that the required infrastructure reinforcement could be paid for through the New Infrastructure Charge, therefore, there is now a way forward with regards to capacity.
- However, the infrastructure reinforcement needs to be completed in concert with the progress of the development to ensure the reinforcement is always ahead of the buildings being occupied

WCC Head of Environmental Protection:

- No objections.

Southern Water:

- The proposed development would increase flows into the wastewater sewerage system resulting in an increased risk of flooding unless network reinforcement is undertaken. This reinforcement will be provided through the New Infrastructure charge however Southern Water will need to work with and understand the development program and to review if the delivery of network reinforcement aligns with the occupation of the development.
- The applicant will need to ensure that arrangements exist for the long term maintenance of the SUDS facilities.

Natural England:

- No objections.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

HCC Countryside Services

- No objections following confirmation that the applicant will contribute towards improvements to existing footpaths, to provide safe pedestrian and cycle access to the sports pitches on Mill Lane and dedicate a public right of way to allow pedestrian and cycle access through the woodland in the site.
- A Highway Agreement is required for where the main estate road intersects with Wickham footpath 2a.

HCC Minerals and Waste:

- No minerals provision needed as only a small part of the application site lies within the Minerals Safeguarding Area.

Crime Prevention Design Advisor:

- Various suggestions made about measures to design out crime and increase safety.

Representations:

Bishops Waltham Parish Council

- No objection to the principle of development on this site as its allocation has been supported by the Parish Council and accords with LPP2 Policy WK2.
- There are further details required to meet the requirements of Policy WK2 that the Parish Council wishes to be involved in including:
- The specification for the pitches, pavilion and parking
- Details of the new junction and access improvements
- The impact on the amenity of residents from additional pedestrians and cyclists using The Spur, The Circle and Dairy Moor
- The creation of alternative more direct routes to the school, community centre and surgery
- The specification for the local equipped areas of play and allotments to ensure they meet the needs of residents.
- The Parish Council wishes to be fully informed of the specification and designs for the storm and foul water drainage.
- The use of a private management company to maintain the open spaces and play areas that would normally be adopted by Winchester City Council or the Parish Council will not be supported.
- Concern about gridlock on the road network was noted.

34 letters of objection from 29 households.

22 letters received from 20 households objecting to the application as originally submitted for the following reasons:

- Development will exacerbate flooding / drainage problems
- Inadequate drainage information provided
- Increase in traffic congestion / impact on highway safety / traffic pollution

Case No: 17/02615/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

- Adverse impact on pedestrian safety
- Lack of village facilities such as schools and doctors, to accommodate this development
- Increase in light and noise pollution
- The pedestrian facilities on Winchester Road would not cope with the additional footfall
- Overdevelopment of the site / scale and design of housing out of keeping with surrounding housing and character of village
- Impact on homes in The Circle and The Spur in terms of loss of light and noise pollution
- Failure to overcome previous reasons for refusal
- The proposed pedestrian pathway to the village will have an impact on neighbouring properties
- Loss of green spaces and trees around the village
- A new footpath/cycle path directly from the site to the community amenities is essential
- Overly small gardens being proposed / development too cramped
- Impact on privacy and security of properties on The Spur
- Impact of Welbourne needs to be considered
- More public transport services are required
- Impact on wildlife
- Local consultations by the developer not adequate / up to date
- Loss of trees due to visibility splays
- Impact on public footpath running through the site
- A small part of the site lies within the Minerals Safeguarding Area and development could impact the objectives of the Hampshire Minerals and Waste Plan
- Impact on the Solent and Southampton Water Special Protection Area
- Impact on trees

19 letters further received from 15 households (12 from 9 households who had not objected to the original plans) objecting to the application as revised for the following reasons:

- Overdevelopment / Impact on character of the village.
- Traffic congestion on roads and at junction / decrease in air quality
- Loss of green spaces / impact on wildlife / urbanisation of area.
- Concerns about drainage / flooding.
- Inadequate local facilities for this development.
- Loss of privacy due to overlooking onto existing housing / loss of planting.
- Light and noise pollution.
- Increased use of the pathway between houses in The Spur.
- Noise from new roadway will affect properties on the Circle.
- Impact on protected trees / impact on character of woodland
- Loss of enjoyment and use of the existing Public footpath.
- Adverse impact on the SSSI.
- Adverse impact on the public right of way.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1)

DS1 – Development Strategy and Principles
MTRA1 – Development Strategy for Market Towns and Rural Area
MTRA2 – Market Towns and Larger Villages
MTRA4 – Development in the Countryside
CP1 – Housing Provision
CP2 – Housing Mix
CP3 – Affordable Housing
CP6 – Local Facilities and Services
CP7 – Open Space, Sport & Recreation
CP10 – Transport
CP11 – Sustainable Low and Zero Carbon Built Development
CP13 – High Quality Design
CP14 – Effective Uses of Land
CP15 – Green Infrastructure
CP16 – Biodiversity
CP17 – Flooding
CP19 – South Downs National Park
CP20 – Heritage and Landscape Character
CP21 – Infrastructure and Community Benefit

Winchester Local Plan Part 2 – Development Management and Site Allocations (LPP2)

WK1 – Drainage Infrastructure
WK2 – Winchester Road Housing and Open Space Allocation
DM1 – Location of New Development
DM2 – Dwelling Sizes
DM6 – Open Space Provision
DM14 – Masterplans
DM15 – Local Distinctiveness
DM16 – Site Design Criteria
DM17 – Site Development Principles
DM18 – Access and Parking
DM19 – Development and Pollution
DM20 – Development and Noise
DM21 – Contaminated Land
DM24 – Special Trees, Important Hedgerows and Ancient Woodlands
DM26 – Archaeology

Supplementary Planning Guidance:

- Residential Parking Standards December 2009
- Wickham Village Design Statement
- High Quality Places March 2015
- Affordable Housing February 2008

National Planning Policy Guidance/Statements:

- National Planning Policy Framework

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Planning Considerations

- Principle of development
- Design/layout
- Impact on character of area and neighbouring property
- Landscape/trees
- Highways/parking
- Flood and water management
- Ecology
- Planning Obligations/Agreements
- Conclusion

Principle of development

The Winchester Local Plan Part 2 (LPP2) was adopted by the Council on 5 April 2017. The proposal relates to land which is allocated by policy WK2 of the LPP2 for housing and open space. The application proposes residential development on land east of Winchester Road and open space on land at Mill Lane in accordance with the requirements of WK2 and is therefore acceptable in principle.

Policy WK2 also has a number of other criteria which need to be met for the proposals to be acceptable in detail. In addition to this the LPP2 includes policy WK1 which specifically deals with drainage in Wickham due to problems that are currently experienced in the village with surface and foul water drainage. The criteria of WK1 must also be satisfied by this proposal. The requirements of WK1 and WK2 are as follows:

- Provision of about 125 dwellings at land east of Winchester Road.
- A masterplan establishing principles for the disposition of housing, open space, access points and linkages for the whole allocated area
- A phasing plan establishing the order and location of development and infrastructure provision.
- Safe vehicle, pedestrian and cycle access to the housing site including suitable crossing arrangements and off-site junction improvements.
- Safe vehicular, pedestrian and cycle access to the sports site in Mill Lane.
- Pedestrian/cycle access within the site and improvements to off-site links to community facilities and the village centre.
- Substantial new landscaping and retention of existing tree belts.
- Development of land at Mill Lane for public sports pitches, a pavilion and associated access, parking, drainage and landscaping.
- Substantial on-site open space.
- Suitable connection to the sewerage and water supply networks.
- Management measures and / or contributions to address the risk of flooding.

It is considered that the proposal satisfies all of these criteria as follows:

- The scheme proposes 120 dwellings which meets the requirement of 'about' 125.
- The application is supported by a masterplan which covers both the Winchester Road site and Mill Lane site and identifies access points, linkages between them and the village centre, and how the open space could be laid out. The disposition

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

of housing is shown on the main site layout plan.

- The phasing and location of development and infrastructure provision will be secured through a s106 legal agreement.
- Safe vehicle, pedestrian and cycle access to the housing site including suitable crossing arrangements and off-site junction improvements have been agreed in principle with the Highways Authority, details of contributions to meet these works are being worked out through the s106.
- Details of safe vehicular, pedestrian and cycle access to the sports site in Mill Lane are required by condition 13.
- Pedestrian and cycle access within the site is provided through the proposed estate road and pathways including links to the public right of way and an existing footpath within woods in the site. Improvements to off-site links to community facilities and the village centre have been agreed and will be secured through the s106.
- The existing tree belts will be retained and suitable new landscaping introduced.
- Substantial new landscaping and retention of existing tree belts.
- The applicant has committed to develop the land at Mill Lane for public sports pitches, a pavilion and associated access, parking, drainage and landscaping and again this is being secured by condition 13 including phasing.
- On-site open space is being provided through a large central green in the lower field and areas of accessible woodland near the entrance, along the footpath which intersects the two sites and along the north east edge of the site.
- Condition 9 is attached to ensure suitable connection to the sewerage and water supply networks is achieved before development begins. On this basis it is considered that the drainage issues relating to this application have been addressed as far as they can at this stage and that there are adequate safeguards in place to ensure that development cannot proceed until the necessary infrastructure to serve this development is in place.

The requirements of policies WK2 and WK3 are therefore considered to be met by the application.

In addition to these requirements the proposal also has to be acceptable in terms of housing mix and the provision of affordable housing.

Following negotiations with the Council's New Homes Delivery Team and revisions to the scheme, the proposals now meet the requirements of LPP1 policy CP3 in respect of affordable housing provision as follows:

- The proposal for 40% affordable housing delivering 48 homes out of a total of 120 with a 70% / 30% split between rented and shared ownership.
- The application is therefore policy compliant in terms of affordable housing and is also acceptable in terms of the mix of affordable units with 71% houses and 29% flats.
- The sizes of the affordable dwellings will be built to Nationally Described Space Standards as required by LPP2 policy DM2 of the Local Plan Part 2.
- The location / integration of the affordable homes under revised plans is acceptable. Although in terms of plots 93 – 99 there is still a large group of affordable housing the plan does allow for integration with the other housing on the

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

development. Also there will be a mix of shared ownership and rental homes in plots 93 – 99 which mitigates the concerns about this cluster of affordable units.

In terms of housing mix, the affordable and market housing provides a majority of 2 and 3 bed properties in accordance with LPP1 policy CP2.

The housing development would also need to meet the requirements for sustainable construction required by policy CP11 of the LPP1, (as modified by Government announcements) which means all dwellings meet code 4 of the Code for Sustainable Homes. These details will be secured by conditions 8 and 21.

The County Council are not seeking education contributions for this development.

In summary, the proposal is considered to meet the specific criteria of LPP2 policies WK2 and WK3 and satisfies other relevant planning criteria (some of which are discussed in more detail below). It will provide much needed housing in what is considered to be a sustainable location in the village. On this basis, given the Government guidance in the NPPF in presumption in favour of sustainable development and following the adoption of LPP2, the principle of permitting this development is considered acceptable.

Design/layout

The design and layout of the scheme has been amended from the original submission following negotiations with Council officers.

A key feature of the layout has been to make a distinction between the character of development in the two fields. The developer's architect has achieved this by proposing development in the larger lower field adjacent to Winchester Road in a very ordered, orthogonal arrangement whereas the housing layout in the top field is more relaxed and looser with the estate road curving into this part of the site and the housing addressing this street in a less ordered fashion. This responds to the fact that the top field is set more within the countryside. The two parts of the site will have unifying elements such as the same architectural treatment and style of the housing but the different approach to the layout will create two distinctive and complementary areas. The two different areas will also be defined by a subtle change in materials with the development in the lower field having deeper red clay tiles or slate on the roofs and some instances of dark timber boarding while the top field houses will have all clay roofs in tiles of a more subdued tone. Houses in both areas will be finished in a slightly different red brick.

The layout adheres to good urban design principles with houses addressing public spaces and routes and sensitively designed buildings on corners or at entrances to the two sites. Car parking is sensitively dispersed across the development by having some on street, some to the sides of houses or in garages and some in small parking courts. The layout is supported by a good planting scheme with street planting in particular in the top field, reflecting its countryside edge character.

The proposed houses are traditional in appearance and form with pitches roofs and chimneys and a feature of the design are the strong distinctive gables on a number of the properties which address the roads and will provide a unifying and coherent character to the street scenes. A mixture of detached, semi-detached and some terraced housing is proposed and it is considered that the design of these buildings

Case No: 17/02615/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

responds sympathetically to the character and form of traditional development in the village.

A public right of way intersects the two fields that make up the site and this will provide good pedestrian access to the wider countryside footpath network. An informal footpath exists within a strip of woodland along the north eastern edge of the top field. This woodland forms part of the site and the footpath will be improved and adapted to allow a pedestrian link into the new estate road / footpath within the top field. A footpath link also exists from the public right of way onto The Spur and this will be improved to allow pedestrian access from the new development through The Spur and into the centre of the village.

Overall, it is considered that the design and layout is of high quality and will result in a development which is sympathetic to its context, is sustainable and inclusive, and which has sense of place and provides two distinctive but complementary areas. As such it is considered to be in accordance with the Council's adopted design policy CP13 of the LPP1, policies DM14 to DM16 of the LPP2 as well as the guidance found in the Councils High Quality Places SPD.

Impact on character of area and neighbouring property

The two allocated fields are well screened from wider views by surrounding belts of trees and woodland which will be retained as part of the development. On the basis of this landscape framework and the high quality of the design and layout as described above, it is considered that the development will not be intrusive in this context and will result in a scheme which provides an attractive, distinctive and yet cohesive extension to this edge of the village. It will have a positive impact on the character of the area and providing much needed housing.

There are existing neighbouring properties to the south east of the lower field on The Spur and to the north west of the lower field where a property called Copse Cottage adjoins the site.

The properties on The Spur have rear gardens backing onto the site and these in turn will sit adjacent to the back gardens of new properties proposed within the site. The closest houses therefore are at least 21 metres apart and more generally along this edge the backs of properties would be over 30 metres apart. Furthermore, there is a strong belt of trees and hedgerow along this edge which will provide screening between the new and old houses and gardens.

Copse Cottage sits in a relatively large plot and the building is approximately 18 metres from its boundaries which adjoin the application site. The garden boundaries are enclosed by fairly substantial hedging. Some new housing will back onto this neighbouring site with the rear elevations of houses being 12 metres from the boundary at the closest point. This is a reasonable distance to protect privacy and will not result in an unacceptable level of overlooking from rear first floor windows over the neighbour's garden. One new house proposed at plot 62 will sit side-on in close proximity to the boundary of Copse Cottage (about 2.5 metres to the centre of the boundary hedge). This side elevation has a first floor window, but this only serves a bathroom so will be obscure glazed and will not result in overlooking over the garden of Copse Cottage (Condition 24 ensures the window will be obscure glazed) . The new house itself, being in close

Case No: 17/02615/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

proximity to the boundary, will be quite visible from Copse Cottage, but given the size of the existing garden it is not considered that one new building near the boundary would appear unacceptable overbearing.

Concern has been raised about the increased use of the footpath link into The Spur but while there will be more footfall on this route, it is not considered that this will result in a level of pedestrian movement that would create unacceptable noise or disturbance and the benefits of ensuring a pedestrian link here and linking the development to the village are very high.

Landscape/Trees

The strong boundary planting and trees are proposed to be retained around the two fields. In areas where trees and hedges adjoin rear gardens the developer has agreed to sensitively fence off these hedgerows from private gardens to ensure they are not cut back and lost by future occupiers of the houses. These strips of planting will remain under the control and maintenance of a management company for the development. This is considered to be a good arrangement and will help ensure the long term retention of these green edges which provide enormous benefit in terms of biodiversity and visual amenity.

New planting will be proposed on the on-site open spaces, along the streets in the northern field and between some parking spaces. This will provide a strong landscape framework and help soften the impact of the buildings and hard spaces.

Concern has been raised by the Council's tree officer about the impact of the apartment block at plots 12 to 17 on a large tree just to the south of this. The concern is that, due to the size of the tree and potential overshadowing, it might result in future pressure to fell the tree. However, it is also accepted that the developer has moved this building further back from the tree as part of the overall revisions to the layout. On balance, it is not considered that the application could be resisted on this issue and it is noted that trees along here are protected and could not be reduced without future consent.

Highways/Parking

Hampshire County Council as highways authority have agreed the details of the access from Winchester Road into the site and this includes changes to the Blind Lane junction with a right turn lane of 90m introduced on the southbound of Winchester Road. These junction works will need to be funded to make the development acceptable and the applicant has agreed to make the necessary contribution which is being secured through the s106 legal agreement.

Parking provision for the site will be allocated and garages will be provided for the larger dwellings. The parking meets the requirements of Winchester City Council's Residential Standards in size and number. Cycle parking is to be provided for every unit in either garage or shed. The details are considered to be acceptable.

The site layout has been designed to accommodate an HGV (11.2m largest refuse vehicle) without reversing or running over the footway and allowing this vehicle to enter and exit the site in forward gear.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Flood and water management

Wickham is an area identified as having drainage and flooding problems and policies WK1 and WK2 are tailored to address these issues. The proposed development would increase the risk of flooding unless the drainage network is upgraded. However, there are mechanisms whereby Southern Water can charge the developer to provide the necessary infrastructure. On this basis, the development is acceptable, subject to condition 9 which requires the developer to ensure that the infrastructure reinforcement occurs in concert with the progress of the development to ensure the improvements are always ahead of the occupation of the dwellings.

Hampshire County Council's Flood and Water Management team are satisfied with the proposals for surface water management.

Biodiversity

The site is within the area where new housing development may cause additional visitor impacts on the Solent Special Protection Areas (SPA). In this location mitigation of the impact is required under the Habitats Regulations and the developer has agreed to pay a contribution to the Interim Solent Recreation Mitigation Strategy (ISRMS). This is being secured via the s106 agreement

On and adjacent to the site the boundary woodland forms the most valuable habitat. The green connectivity throughout the site is being retained and enhanced with existing hedgerow and tree belts kept and new planting introduced. The public right of way bisecting the site is an important wooded feature on site and includes mature trees with bat roosting potential which should not be impacted by development, especially lighting. This will be controlled by condition 18 requiring the submission of a lighting plan.

Planning Obligations/Agreements

In seeking the planning obligation and financial contributions for affordable housing, open space, footpath and highways improvements and links, an Employment and Skills Plan, and the Solent Recreation Mitigation Partnership Contribution 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.

Conclusion

This site has been allocated through policy WK2 of the adopted LPP2 for housing and open space. The proposal meets the requirements of policy WK2 (and WK1 in regard to drainage) and following revisions to the layout it now provides what is considered to be a high quality scheme which will make a positive and distinctive addition to Wickham. It will provide much needed housing and open space. It is therefore recommended for approval.

Recommendation

That the application be approved subject to a S106 Obligation to secure the following:

- **40% affordable housing**
- **Provision and management of on site open space and woodland**

Case No: 17/02615/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

- Improvements to the Blind Lane junction and other highways measures
- Various works to existing footpaths and links
- Public access to footpaths and cycleways within the site
- A contribution to the Solent Recreation Mitigation Project
- Employment and Skills Plan

(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:

Timescale for Starting Development

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).

Approved Plans

2 The implementation of the development hereby approved shall be carried out in accordance with the following approved plans and documents:

Application Plans by Carlton Design Partnership

- Location Plan 161006/LP-120-01
- Master Plan 161006/LP-120-02
- Recreation Ground Plan 161006/LP-120-03
- Site Layout 161006/SL-120-01 REV B
- Site Layout Refuse Strategy 161006/SL-120-02
- Site Layout Parking Strategy 161006/SL-120-03
- Site Layout Materials Strategy 161006/SL-120-04
- Site Layout Coloured Plan 161006/SL-120-05
- Site Layout Open Space Strategy 161006/SL-120-06
- Street Scenes 161006/SS-01 REV A
- Street Scenes 161006/SS-02 REV A
- Street Scenes 161006/SS-03 REV A
- Type Hurst Floor Plans 161006/HT-HURST-FP
- Type Hurst Elevations 161006/HT-HURST-EL1
- Type Eling Floor Plans 161006/HT-ELIN-FP
- Type Eling Floor Elevations 161006/HT-ELIN-EL1
- Type Eling Floor Elevations 161006/HT-ELIN-EL2
- Type Datchet Floor Plans 161006/HT-DATCH-FP
- Type Datchet Elevations 161006/HT-DATCH-EL1
- Type Datchet Elevations 161006/HT-DATCH-EL2
- Type Burleigh Floor Plans 161006/HT-BURL-FP

Case No: 17/02615/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

- Type Burleigh Elevations 161006/HT-BURL-EL1
- Type Burleigh Elevations 161006/HT-BURL-EL2
- Type Barkham Floor Plan 161006/HT-BARK-FP
- Type Barkham Elevations 161006/HT-BARK-EL1
- Type Barkham Elevations 161006/HT-BARK-EL2
- Type Barkham Elevations 161006/HT-BARK-EL3
- Type Sonning Floor Plans 161006/HT-SONN-FP
- Type Sonning Elevations 161006/HT-SONN-EL1
- Type Sonning Elevations 161006/HT-SONN-EL2
- Type Sonning Elevations 161006/HT-SONN-EL3
- Type Wickham Floor Plans 161006/HT-WICK-FP
- Type Wickham Elevations 161006/HT-WICK-EL1
- Type Wickham Elevations 161006/HT-WICK-EL2
- Type Curridge Floor Plans 161006/HT-CURR-FP
- Type Curridge Elevations 161006/HT-CURR-EL1
- Type Curridge Elevations 161006/HT-CURR-EL 2
- Type Curridge Elevations 161006/HT-CURR-EL3
- Type Curridge Elevations 161006/HT-CURR-EL 4
- Type Fog Floor Plans 161006/HT-FOG-FP
- Type Fog Elevations 161006/HT-FOG-EL
- HT Block A Apartments 161006/HT-BLK A-EP
- HT Block B Apartments 161006/HT-BLK B-EP
- HT 1B- 1 Bed Floor Plans 161006/HT-1B-FP
- HT 1B- 1 Bed Elevations 161006/HT-1B-EL1
- HT 1B- 1 Bed Elevations 161006/HT-1B-EL2
- HT 2BF- 2 Bed Fog Floor Planfos G 161006/HT-2BF -FP
- HT 2BF- 2 Bed Fog Elevationsfog 161006/HT-2BF-EL1
- HT 2BF- 2 Bed Fog Elevationsfog 161006/HT-2BF-EL2
- HT 2B- 2 Bed Floor Plan 161006/HT-2B -FP
- HT 2B- 2 Bed Elevation 161006/HT-2B-EL1
- HT 2B- 2 Bed Elevation 161006/HT-2B-EL2
- HT 3B- 3 Bed Floor Plan 161006/HT-3B-FP
- HT 3B- 3 Bed Elevation 161006/HT-3B-EL1
- HT 3BA- 3 Bed Floorplan 161006/HT-3BA-FP
- HT 3BA- 3 Bed Elevation 161006/HT-3BA-EL
- Single Garage 161006/AB-SG-01
- Twin Garage 161006/AB-SG-02

Other Plans and Documents

- Design and Access Statement V4
- Addendum to Design & Access Statement March 2018
- Transport Assessment SMA Ref: 5133/TA 06 August 2017 by Stuart Michael Associates Ltd
- Residential Travel Plan SMA Ref: 5133/RTP 08 January 2018 by Stuart Michael Associates Ltd
- Proposed Raised Table 5133.009 by Stuart Michael Associates Ltd
- Arboricultural Development Statement CBA10144 v 5 March 2018 by CBA Trees

Case No: 17/02615/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

- Landscape Design Statement March 2018 by The terra firma Consultancy Ltd
- Ecological Assessment Change of Site Layout Addendum 7th June 2016 by Ecosa
- Phase 2 Dormouse Survey 25th January 2016 by Ecosa
- Ecological Mitigation Strategy Final Document March 2018 by Ecosa
- Flood Risk Assessment EG7711.01 FRA/APT Issue 7 23 January 2018 by Opus

Reason: To define the scope of this permission.

Conditions to be discharged before Development Commences

3 Prior to development starting on site, or other works such as demolition, clearance, groundwork or site preparation, a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The Construction Management Plan shall include the following details:

- a) A schedule for all pre-commencement works including ecological mitigation measures, tree and hedgerow protection, archaeological investigations, highway and access works and drainage or other utilities works. The schedule shall specify timings and dates and provide a methodology for co-ordinating these activities.
- b) A schedule for further stages of the development, including land restoration at the completion of construction works. The schedule shall specify timings and dates and methods of construction.
- c) Measures to be undertaken to minimise impacts on surrounding land.
- d) Measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway.
- e) Provisions to be made for the parking and turning of operative and construction vehicles during the period of development including times of movement so as to avoid peak period traffic, neighbour notification, use of pointsmen etc.
- f) Dust suppression, mitigation and avoidance measures.
- g) Measures for minimising construction waste and provision for the re-use and recycling of materials.
- h) Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- i) A traffic management plan for construction vehicles entering and leaving the site, including details of construction access, times of movement so as to avoid peak period traffic, neighbour notification, use of pointsmen etc.
- j) Floodlighting and security lighting. (note: this must be directed in such a way as not to cause nuisance to adjoining properties or adjacent highway).
- k) Code of Construction Practice for all works and operations on the site.
- l) Measure to be taken to prevent contaminants from entering watercourses or the water environment and to protect drainage infrastructure.
- m) Use of fences and barriers to protect adjacent land, footpaths and highways.

The Construction Management Plan shall be adhered to throughout the duration of the construction period.

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

Case No: 17/02615/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

4 Prior to development starting on site, or other works such as demolition, clearance, groundwork or site preparation, details to include plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, shall be submitted to and approved in writing by the local planning authority. The works hereby permitted shall be carried out in accordance with the approved details.

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

5 Prior to development starting on site, or other works such as demolition, clearance, groundwork or site preparation, protective measures shall be installed in accordance with the Arboricultural Development Statement CBA10144 v 5 March 2018 by CBA Trees. The Council's Arboricultural Officer shall be informed once such protective measures have been installed to arrange a site inspection. All works shall be undertaken in accordance with this approved document.

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

6 Prior to development starting on site, or other works such as demolition, clearance or site preparation, the applicant or their agents or successors in title shall implement a programme of archaeological mitigation work (including a first phase of evaluation [trial trenching]) in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing. No demolition/development or site preparation shall take place other than in accordance with the Written Scheme of Investigation approved by the local planning authority. The Written Scheme of Investigation shall include:

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

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

7 Prior to development starting on site details of the width, alignment, gradient and type of construction proposed for the roads and footways including all the relevant cross-section and longitudinal sections showing the existing and proposed levels together with the details of street lighting and the method of disposing of surface water, and details of a programme for the making up of the roads and footways shall be submitted to and approved in writing by the local planning authority. The roads and footways shall be laid out and made up in accordance with these approved details and no dwelling erected on

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

the land shall be occupied until there is a direct connection from it completed to the approved specification [less the final carriageway and footway surfacing] to an existing highway.

Reason: To ensure that the roads are constructed to a suitable standard and in the interests of highway safety.

8 Prior to development starting on site detailed information (in the form of SAP design stage data and a BRE water calculator) demonstrating that all homes 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.

9 Prior to development starting on site, a comprehensive drainage strategy shall be submitted to and approved in writing by the local planning authority. This shall include:

- Details of the proposed means of foul and surface water sewerage disposal
- Drainage plans and calculations.
- A timetable for the implementation of the drainage strategy.
- Details of the management and maintenance of the drainage features, notably the SUDS scheme.
- Responsibilities of each party for these features for the lifetime of the development.

The occupation of the development is to be phased and co-ordinated to align with the delivery of sewerage infrastructure and no dwelling shall be occupied until the local planning authority is satisfied, in consultation with Southern Water, that the relevant drainage works have been implemented in accordance with these approved details and that adequate wastewater network capacity is available to serve the development.

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

Conditions to be discharged Prior to Construction above Slab Level

10 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. The materials shall meet the following criteria:

- Roof materials shall be clay plain tiles and/or natural slates.
- 'Soft stock' type bricks shall be used for the buildings and boundary walls shall be constructed in matching brick.
- Natural timber shall be used for cladding and tile hanging and dormer roofs shall be finished in tiles to match the main roof of each dwelling.
- No GRP shall be used on porches, canopies or bay windows.
- All windows frames shall be recessed from the elevations by a minimum of 75mm and details of the colour of the windows, doors, garage doors, fascias, soffits and rainwater goods shall be submitted for approval.

Case No: 17/02615/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

The development shall be built in accordance with these approved details.

Reason: To ensure that the external appearance of the building are of a high order on this sensitive edge of village site and in order to comply with the guidance in High Quality Places Supplementary Planning Guidance March 2015.

11 Prior to construction above slab level, details of the design, materials, colour and position of the following features shall be submitted to an approved in writing by the local planning authority:

- Solar panels and their fixings.
- Metre boxes/cabinets.
- Gas pipes on external walls seen from the public realm.

Works shall be undertaken in accordance with the approved details before each building is occupied.

Reason: To ensure that the external appearance of the building from the public realm is of a high order on this sensitive edge of village site.

Conditions to be discharged prior to the Occupation of the Dwellings

12 Prior to occupation of any of the dwellings, full details of the site vehicular access works on Winchester Road shall be agreed with the County Council and implemented to the written satisfaction of the County Council.

Reason: In the interests of highway safety.

13 Prior to occupation of any of the dwellings, full details and plans of the sports facilities to be provided at Mill Lane shall be submitted to and approved in writing by the local planning authority. These details shall include vehicular, pedestrian and cycle access, pitches, parking, buildings, drainage. The approved details shall be implemented and completed to the written satisfaction of the local planning authority in accordance with an agreed timetable.

Reason: In the interests of highway safety.

14 Prior to occupation of any of the dwellings in the top field, full details of the raised table at the intersection of the proposed road and the public right of way shall be agreed with the County Council and implemented to the written satisfaction of the County Council.

Reason: In the interests of highway safety.

15 Prior to occupation of any of the dwellings, details of both on-site hard and soft landscape works shall be submitted to and approved in writing by the local planning authority. These details shall include the following, as relevant:

- existing and proposed finished levels or contours;
- means of enclosure including stockproof fencing to the end of gardens;
- hardsurfacing materials;

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

- minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines, intruder alarm boxes, communal aerials, including lines, manholes, supports etc).

Soft landscape details shall include the following as relevant:

- planting plans:
- written specification (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- retained areas of grassland, hedgerow and trees;
- a plan identifying the provision for future potential footpath / cycleway links;
- implementation programme:

All hard and soft landscape works shall be carried out in accordance with the approved details. Hard landscaping works shall be completed prior to the occupation of the dwellings. The soft landscaping shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the local planning authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the local planning authority gives its written consent to any variation.

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

16 Prior to occupation of any of the dwellings, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out in accordance with the approved details.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public or nature conservation significance.

17 Prior to occupation of any of the dwellings, a biodiversity enhancement plan shall be submitted to and approved in writing by the local planning authority. This shall include details of how the enhancement features shall be managed and retained. Works shall be undertaken and maintained in accordance with these approved details.

Reason: In order to retain the special interest and biodiversity of the woodland.

18 Prior to occupation of any of the dwellings, a Lighting Scheme shall be submitted to and approved in writing by the local planning authority. All lighting shall be installed, maintained and operated in accordance with the approved Lighting Scheme.

Case No: 17/02615/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Reason: To prevent light pollution in the interests of the appearance of the area, biodiversity and residential amenity.

19 Prior to occupation of any of the dwellings, the parking areas including garages shall be provided in accordance with the approved plans 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 residences.

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

20 Prior to occupation of any of the dwellings, details of measures to ensure the development is designed to prevent crime shall be submitted to and approved in writing by the local planning authority. The development shall be built in accordance with these approved details.

Reason: To accord with paragraph 58 of the National Planning Policy Framework and help will create safe and accessible environments where crime and disorder and the fear of crime, do not undermine the quality of life or community cohesion.

21 Prior to occupation of each dwelling, detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that the home meets the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the local planning authority. The development shall be occupied in accordance with these findings.

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

Conditions to be discharged Following Completion of the Development

22 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 planning authority.

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

Development limits

23 Works shall be carried out in full accordance with the specific recommendations, mitigation measures and timetable as set out in Sections 3.0 and 4.0 of the Ecological Mitigation Strategy Final Document March 2018 by Ecosa.

Case No: 17/02615/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Reason: in order to secure adequate ecological mitigation and enhancement, including with regards to protected species.

24 The first floor side window on the north west elevation of the dwelling hereby permitted at plot 62 shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4 and the glazing shall thereafter be retained in this condition at all times.

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

Informatives

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

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

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

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

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

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1)

DS1 – Development Strategy and Principles
MTRA1 – Development Strategy for Market Towns and Rural Area
MTRA2 – Market Towns and Larger Villages
MTRA4 – Development in the Countryside
CP1 – Housing Provision
CP2 – Housing Mix
CP3 – Affordable Housing
CP6 – Local Facilities and Services
CP7 – Open Space, Sport & Recreation
CP10 – Transport
CP11 – Sustainable Low and Zero Carbon Built Development
CP13 – High Quality Design
CP14 – Effective Uses of Land
CP15 – Green Infrastructure

Case No: 17/02615/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

CP16 – Biodiversity
CP17 – Flooding
CP19 – South Downs National Park
CP20 – Heritage and Landscape Character
CP21 – Infrastructure and Community Benefit

Winchester Local Plan Part 2 – Development Management and Site Allocations (LPP2)

WK1 – Drainage Infrastructure
WK2 – Winchester Road Housing and Open Space Allocation
DM1 – Location of New Development
DM2 – Dwelling Sizes
DM6 – Open Space Provision
DM14 – Masterplans
DM15 – Local Distinctiveness
DM16 – Site Design Criteria
DM17 – Site Development Principles
DM18 – Access and Parking
DM19 – Development and Pollution
DM20 – Development and Noise
DM21 – Contaminated Land
DM24 – Special Trees, Important Hedgerows and Ancient Woodlands
DM26 – Archaeology

Supplementary Planning Guidance:

- Residential Parking Standards December 2009
- Wickham Village Design Statement
- High Quality Places March 2015
- Affordable Housing February 2008

National Planning Policy Guidance/Statements:

National Planning Policy Framework

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

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

06. 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

Case No: 17/02615/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

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>

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

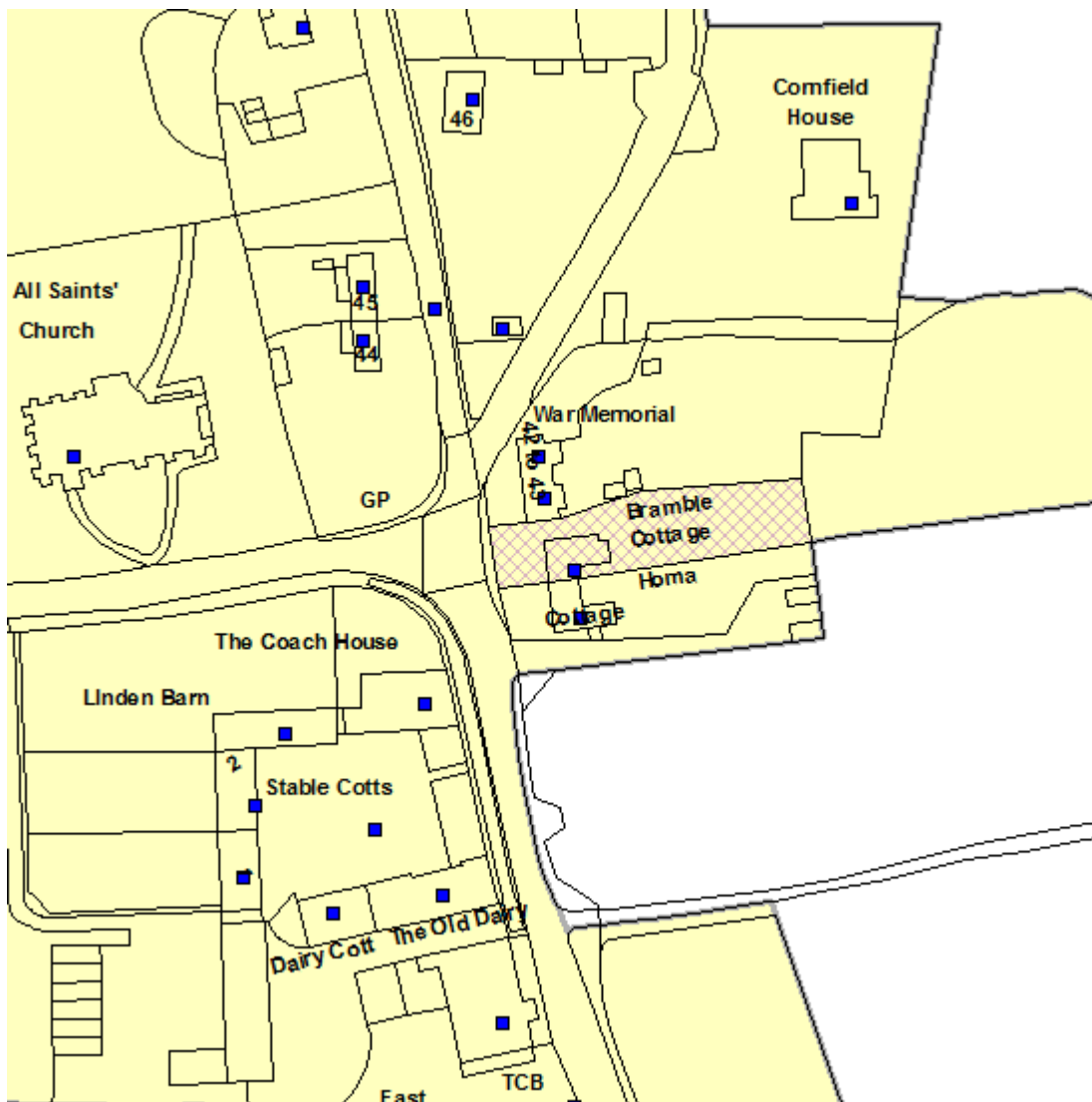
Further information, application forms and guidance can be found on the Council's website – www.winchester.gov.uk

08. “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

Item No: 06
Case No: 17/02666/LIS
Proposal Description: Erection of an oak framed garden room extension to rear elevation and reworking of existing side extension.
Address: Bramble Cottage 41 Stratton Lane East Stratton SO21 3DT
Parish, or Ward if within Winchester City: Micheldever
Applicants Name: Mr P Marsh
Case Officer: Verity Osmond
Date Valid: 7 November 2017

Site Factors: East Stratton Conservation Area

Recommendation: Application Refused



© Crown Copyright and database rights Winchester City Council License 100019531

General Comments

Application is reported to Committee due to the number of letters of support received.

This application is a resubmission of a previously withdrawn application for a single storey rear extension (16/01583/FUL). This application was withdrawn as it was recommended for refusal due to objections from the Conservation Officer, as the extension was considered unacceptable in relation to the character of the Conservation area and the listing building.

Site Description

This is a semi detached two storey, grade II listed building. The two cottages have been rendered and have a hipped thatch roof with eyebrow dormers and a central chimney stack on each cottage.

The dwelling is located within the East Stratton Conservation Area.

Proposal

The proposal is for a single storey rear and side extension.

Relevant Planning History

05/01141/LIS - Internal alterations for a new shower room, alterations to fireplace and resitting of boiler. Permitted 28th June 2005.

16/01583/FUL - Single storey rear/side extension to listed grade II domestic two storey dwelling. Withdrawn 3rd October 2016.

16/01584/LIS - Single storey rear/side extension to listed grade II domestic two storey cottage dwelling. Withdrawn 3rd October 2016.

Consultations

Head of Historic Environment:

Objection – the extension proposed would result in unacceptable impact on the setting of the building

Representations:

No letters were received with regard to this application, however there are more than 6 letters of support for the Full planning application.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

Case No: 17/02666/LIS

DS1, CP14, CP15, CP16, CP20

Winchester Local Plan Part 2

DM15, DM16, DM17, DM27, DM29

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Planning Considerations

Principle of development

The principle of extension to this property is acceptable subject to the preservation of the special architectural / historic interest of the listed building.

The proposed extension is considered contrary to the Local Plan policy in that it would result in unacceptable harm in relation the listed building.

Impact on character of area and neighbouring property

The semi-detached property sits quietly in its simple open garden setting with views to fields and countryside beyond. The one remaining element of significance at the rear of this cottage is a small section of the thatched roof of the original building which remains visible from the large rear garden. As has already been said on previous proposals to extend this property – there are many constraints as to the limit of how much more extension the already twice extended property can take. The significance of Bramble Cottage lies in its small scale, vernacular, timber framed and thatched appearance and character. It was a ‘two up two down’ cottage then extended in the late 20th century with a two storey rear wing and single storey side extension. The extensions were considered at the time to conform to the character of the cottage.

The principle of demolishing and replacing the poor quality single storey side extension is supported. Design proposals should follow the principles of subordination and be set back from the outer wall of the original cottage so that the plinth remains visible. The only part left that contributes to the significance of the rear of this 17th century building is its thatched roof. Design proposals require roof interfaces to fit under the eaves and be of simple form.

Extending further to the rear is considered harmful to the setting of this listed building and, as has been previously advised, should be limited to a simple single storey lean-to from the back of the two storey extension. It should again follow subordination principles and be set in from the rear elevation. This proposal reduces views through to the original roofscape from the rear and further unbalances the rear aspect of the pair of semi-detached cottages as a whole.

Contemporary design can be used but to achieve a successful integration the roof form needs to be sensitively related to the context. The original appearance of the cottage is to be discernible.

There are also problems with extending onto existing extensions in that such a deep planform prevents natural light fully reaching into the interior. This is not considered sustainable in energy saving terms.

Case No: 17/02666/LIS

The significance of the original tiny cottage would be harmed by the proposal within the rural setting, due to its large footprint and extensive flat roof across the rear of the property.

Conclusion

The application is therefore recommended for refusal as it fails to meet Local Plan policy as the design is considered harmful to the setting of the listed building for the following reasons:

- Full width extensions (or almost full width as in this case) are resisted as they detract from what is significant on the rear of this grade II listed building.
- The large expanse of flat roof and asymmetrically placed lantern is considered inelegant against the pitched thatched roofs.
- The oak framed conservatory is disproportionately wide with the positioning of the folding doors off-centre to the mid point of the two storey rear extension. This is visually distracting and dissonant.
- The substantial increase in footprint would result in the later additions being completely disproportional to the original planform of the cottage.
- The listed building is a small cottage, not a large house, making it difficult to justify proposals that fail to respect and accord with the characteristics of a building of this style and age. The property is not 'at risk' and continues to be habitable, outweighing any public benefits of the proposals.

Recommendation

Application Refused for the following reasons:

Reasons for refusal:

01 The proposed development is considered to be contrary to Policy DM27, DM29 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Local Plan Part 1 and NPPF Section 12 in that the scale, design and location of the proposed extension would mean that it would constitute an inappropriate extension to the dwelling house and it would appear as an incongruous and awkward development out of keeping with the character and appearance of the surrounding conservation area and detrimental to the listed building.

Informatives:

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

- offering a pre-application advice service and,

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

2. In this instance the application was considered unacceptable as submitted and any changes would not have overcome the officer's concern.

Case No: 17/02666/LIS

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

Local Plan Part 1 - Joint Core Strategy: DS1,CP14, CP15, CP16, CP20

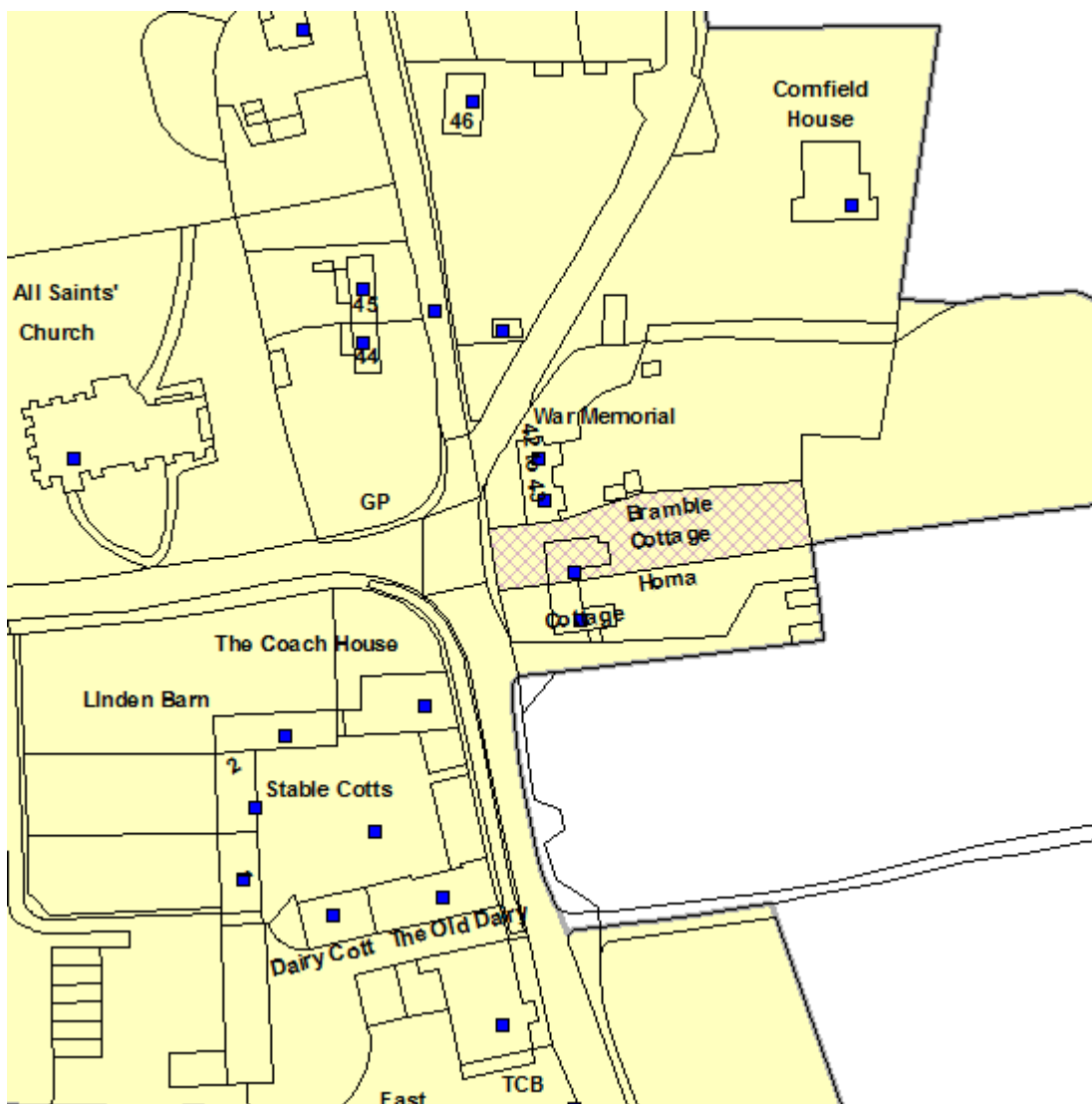
Winchester District Local Plan Part 2 Adopted 2017; DM15, DM16, DM27, DM29

This page is intentionally left blank

Item No: 07
Case No: 17/02666/HOU
Proposal Description: Erection of an oak framed garden room extension to rear elevation and reworking of existing side extension.
Address: Bramble Cottage 41 Stratton Lane East Stratton SO21 3DT
Parish, or Ward if within Winchester City: Micheldever
Applicants Name: Mr P Marsh
Case Officer: Verity Osmond
Date Valid: 7 November 2017
Site Factors: East Stratton Conservation Area

Conservation Area

Recommendation: Application Refused



© Crown Copyright and database rights Winchester City Council License 100019531

General Comments

This application is a resubmission of a previously withdrawn application for a single storey rear extension (16/01583/FUL). This application was withdrawn as it was recommended for refusal due to objections from the Conservation Officer, as the extension was considered unacceptable in relation to the character of the Conservation area and the listing building.

The Council has worked pro-actively with the applicant and agent. A meeting was held with the applicant to discuss a suitable way forward with the scheme; revised plans were submitted following these discussions, but these were not considered to overcome the concerns with the original plans. These revised plans were not accepted as the agent requested to formally take the original plans to Committee.

Site Description

This is a semi detached two storey, grade II listed building. The two cottages have been rendered and have a hipped thatch roof with eyebrow dormers and a central chimney stack on each cottage.

The dwelling is located within the East Stratton Conservation Area

Proposal

The proposal is for a single storey rear and side extension.

Relevant Planning History

05/01141/LIS - Internal alterations for a new shower room, alterations to fireplace and resitting of boiler. Permitted 28th June 2005.

16/01583/FUL - Single storey rear/side extension to listed grade II domestic two storey dwelling. Withdrawn 3rd October 2016.

16/01584/LIS - Single storey rear/side extension to listed grade II domestic two storey cottage dwelling. Withdrawn 3rd October 2016.

Consultations

Head of Historic Environment:

Objection – the extension proposed would result in unacceptable impact on the setting of the building.

Representations:

Micheldever Parish Council

- Support this application as the design has little impact on neighbouring properties. This will be an improvement to this dwelling.

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

Case No: 17/02666/LIS

6 letters of support received.

- The proposal will not be seen from the road and therefore will be no impact on the character of the area.
- The materials would be in keeping with the existing dwelling.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy
DS1, CP14, CP15, CP16, CP20

Winchester Local Plan Part 2
DM15, DM16, DM27, DM29

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Supplementary Planning Guidance
Micheldever Village Design Statement

Planning Considerations

The principle of extension to this property is acceptable subject to the preservation of the character or appearance of the listed building and conservation area.

The proposed extension is considered contrary to the Local Plan policy in that it would result in unacceptable harm in relation the listed building and surrounding conservation area.

Impact on character of area and neighbouring property

The semi-detached property sits quietly in its simple open garden setting with views to fields and countryside beyond. The one remaining element of significance at the rear of this cottage is a small section of the thatched roof of the original building which remains visible from the large rear garden. As has already been said on previous proposals to extend this property – there are many constraints as to the limit of how much more extension the already twice extended property can take. The significance of Bramble Cottage lies in its small scale, vernacular, timber framed and thatched appearance and character. It was a ‘two up two down’ cottage then extended in the late 20th century with a two storey rear wing and single storey side extension. The extensions were considered at the time to conform to the character of the cottage.

The principle of demolishing and replacing the poor quality single storey side extension is supported. Design proposals should follow the principles of subordination and be set back from the outer wall of the original cottage so that the plinth remains visible. The only part left that contributes to the significance of the rear of this 17th century building is its thatched roof. Design proposals require roof interfaces to fit under the eaves and be of simple form.

Extending further to the rear is considered harmful to the setting of this listed building and, as has been previously advised, should be limited to a simple single storey lean-to from the back of the two storey extension. It should again follow subordination principles and be set in from the rear elevation. This proposal reduces views through to the original roof scape from the rear and further unbalances the rear aspect of the pair of semi-detached cottages as a whole.

Contemporary design can be used but to achieve a successful integration the roof form needs to be sensitively related to the context. The original appearance of the cottage is to be discernible.

There are also problems with extending onto existing extensions in that such a deep planform prevents natural light fully reaching into the interior. This is not considered sustainable in energy saving terms.

The significance of the original tiny cottage would be harmed by the proposal within the rural setting, due to its large footprint and extensive flat roof across the rear of the property.

Impact on Conservation Area

The proposals would have a limited localised impact on the character and appearance of the East Stratton conservation area due to the restricted views afforded of the northern elevation of the building from the public domain. Whilst the proposals would not be visually prominent within the conservation area they would nevertheless fail the statutory test of preserving its character or appearance by virtue of causing harm to the host building.

Impact on Residential Amenity

Given the degree of separation between Bramble Cottage and Baileys End to the north of the site and the modest height of the extension, the proposal is not considered materially harmful on the residential amenity of this property or to Homa Cottage to the south of the site and, as such, will not provide an additional sufficiently robust reason to refuse the application.

Conclusion

The application is therefore recommended for refusal as it fails to meet Local Plan policy as the design is considered harmful to the setting of the listed building and Conservation Area for the following reasons:

- Full width extensions (or almost full width as in this case) are resisted as they detract from what is significant on the rear of this grade II listed building.
- The large expanse of flat roof and asymmetrically placed lantern is considered inelegant against the pitched thatched roofs.
- The oak framed conservatory is disproportionately wide with the positioning of the folding doors off-centre to the mid point of the two storey rear extension. This is visually distracting and dissonant.
- The substantial increase in footprint would result in the later additions being completely disproportional to the original planform of the cottage.
- The listed building is a small cottage, not a large house, making it difficult to justify proposals that fail to respect and accord with the characteristics of a building of this style

and age. The property is not `at risk` and continues to be habitable, outweighing any public benefits of the proposals.

Recommendation

Application Refused subject to the following condition(s):

Recommendation

Application Refused for the following reason:

01 The proposed development is considered to be contrary to Policy DM15, DM16, DM27, DM29 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Local Plan Part 1 and NPPF Section 12 in that the scale, design and location of the proposed extension would mean that it would constitute an inappropriate extension to the dwelling house and it would appear as an incongruous and awkward development out of keeping with the character and appearance of the surrounding conservation area and detrimental to the listed building.

Informatives:

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

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

In this instance the application was considered unacceptable as submitted and any changes would not have overcome the officer's concern.

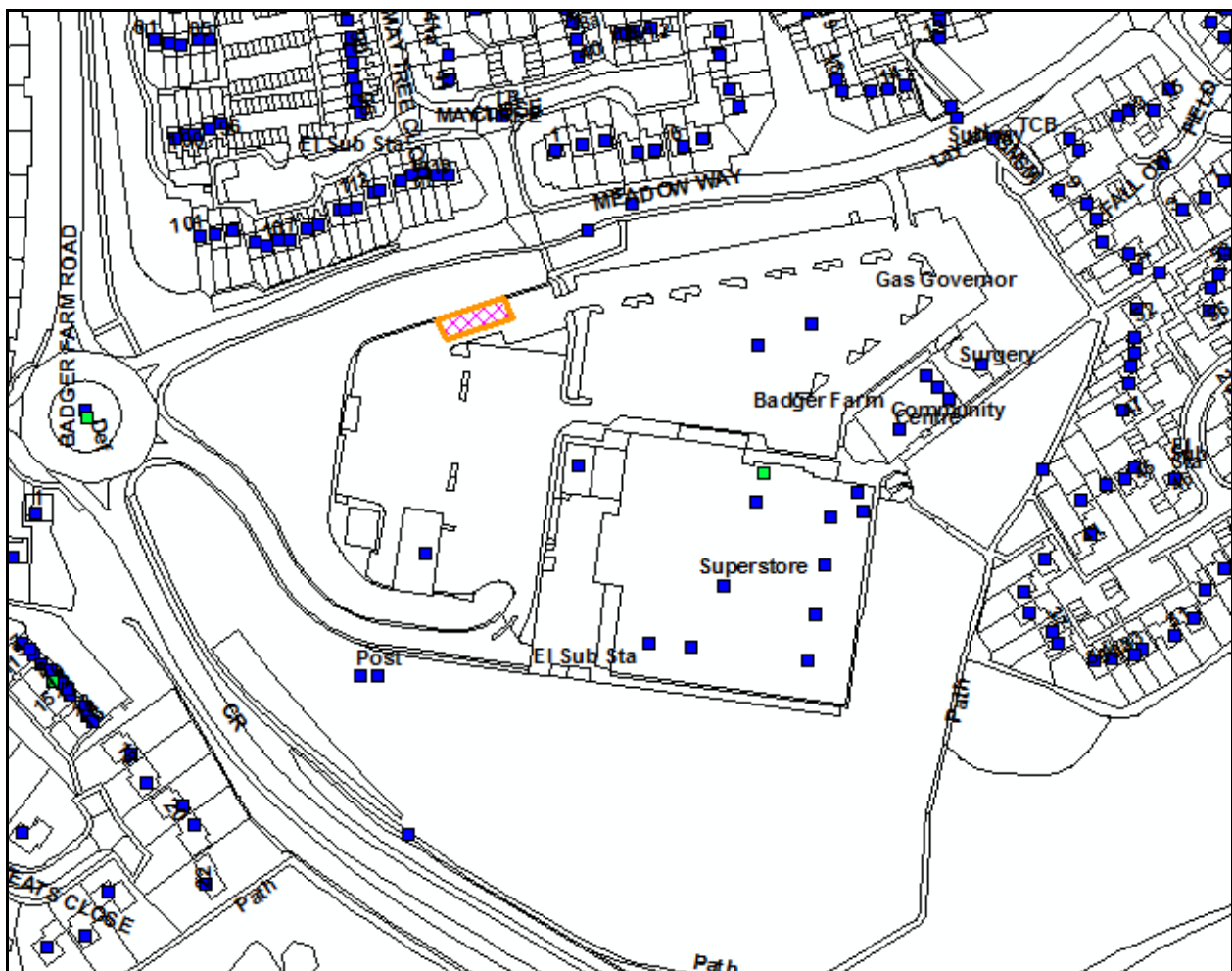
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Local Plan Part 1 - Joint Core Strategy: DS1, CP14, CP15, CP16, CP20

Winchester District Local Plan Part 2 Adopted 2017; DM15, DM16, DM17, DM29, DM27 and DM28

This page is intentionally left blank

Item No: 08
Case No: 18/00555/FUL
Proposal Description: Change of use of 10 parking spaces to hand car wash and valeting operation including the installation of a cabin and erection of a canopy.
Address: Sainsburys Supermarkets Ltd Badger Farm Road Winchester SO22 4QB
Parish, or Ward if within Winchester City: Badger Farm
Applicants Name: Mr Jon-pall Bonnett
Case Officer: Mrs Megan Osborn
Date Valid: 6 March 2018
Site Factors:
Recommendation: Application Permitted



© Crown Copyright and database rights Winchester City Council License 100019531

General Comments

Parish Council's request for application to be determined by Planning Committee, see Appendix 1

Site Description

The Sainsbury's site is located within the area of Badger Farm within the city of Winchester. The application site is situated within a bowl dipping down from the dwellings within the area of Badger Farm to the North and East. The site has a large super store, a petrol station, a number of parking spaces and many other facilities all of which are non residential.

Proposal

The proposal is for a car washing and valeting facilities. This includes the erection of a canopy and stationing of a cabin. The location of the carwash has been selected after consideration was given to the position of services (water, power and drainage) and a position that would minimise any impact to customers using the store.

Relevant Planning History

85/00032/OLD - Erection of retail store and three shop units ancillary storage and preparation areas plant offices and staff areas Construction of carpark loading and unloading areas land scaping Details In Compliance with 00240/42. PER 24th October 1985.

90/01013/OLD - Petrol filling station and alteration of car parking spaces PER 28th June 1990.

97/03374/OLD - Single storey extension to store to provide increased sales area. PER 8th September 1997.

98/00714/FUL - New jet wash installation. PER 23rd June 1998.

99/00332/FUL - Extension to Existing Retail Store. REF 12th April 1999.

03/00267/FUL - Relocation of recycling centre, extensions to the entrance and exit lobbies, relocation of coffee shop, creation of outside seating area, minor alterations and revision to car parking layout. PER 9th May 2003.

07/00442/FUL - Erection of Car Wash. PER 16th April 2007.

07/00443/FUL - Extension to the petrol filling station kiosk. PER 12th April 2007.

09/01269/FUL - Relocation of recycling centre and proposed 2m high acoustic barrier. PER 12th August 2009.

15/01851/FUL - Click & Collect facility and associated signage. PER 12th October 2015.

Case No: 18/00555/FUL

17/01129/FUL - Erection of a new Grocery Online (GOL) distribution canopy. PER 3rd July 2017.

Consultations

Engineers: Drainage:

No objections

Engineers: Highways:

No objections

Head of Environmental Protection:

No objection, subject to conditions

Representations:

Badger Farm Parish Council

- Noise pollution
- Light pollution
- Already an existing car wash
- Take away 10 car parking spaces

0 letters received objecting to the application.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

DS1, CP6, CP10, CP13

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

DM14, DM16, DM17, DM18, DM20

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

Development Management and Site Allocations and SPD - High Quality Places

Planning Considerations

The proposal is for the installation of a car wash and valeting area, this involves the erection of a canopy and stationing of a cabin, a jet wash, a vacuum and associated signage.

Principle of development

Policy CP8 of LPP1 supports economic development and diversification across the whole district. This will be achieved through the retention of appropriate premises and, where feasible and consistent with the spatial strategy, new development to ensure that there is an adequate supply of land and premises, suitable to maintain a diverse and successful local economy. It is considered that the proposal is in accordance with this policy as it supports economic development creating a number of jobs.

Layout and design

The proposed layout is positioned to permit safe access across the car park for

Case No: 18/00555/FUL

customers who can use the designated pedestrian walkways for access to the Store.

Impact on character of area and neighbouring property

The proposal involves 5 screen panels along the back on the wet wash area and 2 along the side of the wet area. These are proposed to be 1.8m x 2m each and constructed from a galvanized steel frame.

There will be 4 x 50 watt polycarbonate floodlights installed under the canopy skin directed over the dry area, 2 x 50 watt polycarbonate floodlight installed on the cabin roof and 1 x 50 watt polycarbonate floodlight installed on the top on a pole at the end of the screens.

The cabin will be steel and painted in Oyster white and the canopy roof will be black with a steel frame.

Given the location of the proposed car washing facility within the car park on this existing retail store and located within a natural bowl within the area of Badger farm it is considered that this would not result in any harm in the character of the surrounding area. The use of the site would not appear at odds with the use of the site as a retail store and this is therefore unlikely to have a visual impact on the surrounding area.

There are no neighbouring properties in close proximity to the site; the nearest dwellings are the other side of Meadow Way to the north of the site. Meadow Way is a main road with buses that run along it, therefore it is considered that due to its location in relation to the road and the existing superstore, the proposed use as a car wash would not result in any significant harm on surrounding residential amenities.

Highways/Parking

The Design and Access Statement explains that one of the design aims of this facility is to run ancillary to the main purpose of the site which is retail shopping. It is intended that customers to Sainsbury's may leave their vehicle to be cleaned and valeted whilst they undertake their shopping in the main building. As a consequence the net reduction in car parking numbers will be a loss of 3 or 4 spaces only. This type of operation is common practice in many larger retail supermarkets and in itself is unlikely to cause a material increase in traffic generation.

Therefore this proposal does not contain any significant highway issues and is unlikely to impact on highway safety and would be in accordance with policy CP10 of the LPP1 and DM18 and the LPP2.

Drainage

The entire site is impermeable and connected to an effective surface water drainage system so there are no concerns over surface water in relation to the proposal. Foul is being connected to the existing system via silt traps and fuel interceptors.

Loading wise this is a very large supermarket with food outlets etc, so this isn't going to be a considerable change in loading, so no need for a capacity check. There are no drainage concerns over this application.

Environmental Protection

There are no concerns regarding the information provided by the applicant showing the details of the noise levels generically associated with the operation proposed, which are based on comparable operations in other locations. However, as acknowledged by the applicant, there is no site specific assessment, although they indicate a willingness to conduct such an assessment. Further information is required by the environmental Protection Officer to allow further consideration regarding the acoustic attenuation provided, but based on the type of process, the location and the noise data presented officers are satisfied this can be resolved through an appropriate condition (Condition 03).

Further consideration would need to be given regarding the hours of use of the proposed car wash. This would ensure further acoustic control by avoiding evenings/night time use. A condition has been recommended that control the hours of use (Condition 02).

Regarding the floodlighting from a glare and nuisance point of view it is recommended that the use of this lighting is restricted close to the hours open to the public (i.e. no night time security use). (Condition 04).

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 The use hereby permitted shall only open to customers within the following times 08:00 to 19:00 Monday to Saturday and 10:00 to 16:00 on Sundays or recognised public holidays.

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

03 Before any car washing/valeting equipment is operated on the premises, a full acoustic report (with a scheme of attenuation measures) shall be submitted and approved in writing by the Local Planning Authority. This equipment shall be installed and maintained in accordance with the approved scheme.

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

04 Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. 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 19:30 in the evening and 08:00 the following morning.

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

Case No: 18/00555/FUL

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

Proposed site plan - 4QB -PL - 002
Proposed block plan - 4QB -PL -003
Proposed layout plan - 4QB - PL - 004
Car Wash layout elevations - 4QB - PL - 005
Hand car wash station - 4QB - PL - 011
Wash screen section - 4QB - PL - 012

05 Reason: To ensure the development is built in accordance with the plans approved.

Informatives:

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

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

In this instance the application was acceptable as submitted and no further assistance was required.

02. This permission is granted for the following reasons:

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

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

Local Plan Part 1 - Joint Core Strategy: DS1, CP6, CP10, CP13

Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations: DM14, DM16, DM17, DM18, DM20

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

05. During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is

Case No: 18/00555/FUL

reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

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

For further advice on this please refer the Construction Code of Practice

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

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.

Comments for Planning Application 18/00555/FUL

Application Summary

Application Number: 18/00555/FUL

Address: Sainsburys Supermarkets Ltd Badger Farm Road Winchester SO22 4QB

Proposal: Change of use of 10 parking spaces to hand car wash and valeting operation including the installation of a cabin and erection of a canopy.

Case Officer: Mrs Megan Osborn

Customer Details

Name: Mrs F Jarvis

Address: 6 Swift Close Winchester

Comment Details

Commenter Type: Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:

Badger Farm Parish Council objects to this application on the following grounds:

- 1) Noise Pollution: This looks as if at busy times this could be quite high and just up the bank are residential properties + Maytree Close and this would undoubtedly, detrimentally affect them.
- 2) ? Light Pollution
- 3) There is already an existing car wash.
- 4) Car Parking Spaces: Taking away at least 10 parking spaces. We do not feel this is acceptable as, during busy times, this is likely to cause migration of parking onto Meadow Way which is a busy road with two bus stops en route.
- 5) Car Parking contd: Sainsbury's have already taken away a number of parking spaces due to Click and Collect and the TEFLA charging points etc.
- 6) NB: If the planning officer is minded to approve this application then BFPC would like it to be referred to the Planning Committee.

PDC 1106
PLANNING COMMITTEE

REPORT TITLE: CONFIRMATION OF TREE PRESERVATION ORDER 2215 –
10 BEREWEEKE ROAD, WINCHESTER

24 MAY 2018

PORTFOLIO HOLDER: Councillor Caroline Brook, Portfolio Holder for Built
Environment

Contact Officer: Ivan Gurdler Tel No: 01962 848403 Email
igurdler@winchester.gov.uk

WARD(S): ST BARNABAS

PURPOSE

To consider confirmation of Tree Preservation Order 2215 to which one letter of objection has been received.

RECOMMENDATIONS:

1. That having taken into consideration the representations received, Tree Preservation Order 2215 is confirmed.

IMPLICATIONS:1 COMMUNITY STRATEGY OUTCOME

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

2 FINANCIAL IMPLICATIONS

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

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 None

4 WORKFORCE IMPLICATIONS

- 4.1 None

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 None

6 CONSULTATION AND EQUALITY IMPACT ASSESSMENT

- 6.1 There has been one letter of objection to the TPO which is summarised in this report.

7 DATA PROTECTION IMPACT ASSESSMENT

- 7.1 None Required

8 RISK MANAGEMENT

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

9 SUPPORTING INFORMATION:

- 9.1 This matter comes to Planning Committee because one objection to making the TPO has been received and the application has not been withdrawn.
- 9.2 The Council received a TPO tree works application (17/02318/TPO) on 12 September 2017 to fell a large mature Beech tree located in the front garden of No10 Bereweke Road Winchester
- 9.3 Council records show that at the time the TPO works application was submitted, the tree was protected by TPO number 1924 T1 which had been served in June 2008.
- 9.4 The Principal Tree Officer visited the site on two occasions – 18 July 2017 and 26 September 2017. At the July visit the tree owner's appointed tree agent was present, and the tree was assessed together and discussions on the work that may be acceptable to the Council were undertaken. The second visit in September followed receipt of the TPO tree works application to undertake an assessment of the site, the tree and the proposed works.
- 9.5 The application to fell the Beech tree was refused and the 7 reasons for refusal are given in the arboricultural response below in sections 8.15- 8.21 of this report.
- 9.6 There were 4 letters of objection to the planning application (17/ 02318/TPO) for felling of the tree and 2 public comments.
- 9.7 Following receipt of the refusal notice the owner of the tree has made an appeal to the Planning inspector.
- 9.8 As part of the appeal process the Planning Inspector requested evidence from the Council that TPO 1924 T1 had been confirmed. Evidence could not be found to show that TPO 1924 T1 had been confirmed, and thereby the tree was no longer protected. It is unknown why the TPO was not confirmed, but this is probably due to an administrative error made in 2008 and not because the tree was not worthy of protection.
- 9.9 As the tree was worthy of protection, a new TPO was made and served on 20 December 2017. This will expire on 19 June 2018 unless it is confirmed.

Summary of Objection Letter

- 9.10 The letter of objection to TPO 2215 is submitted on behalf of the tree owner by his appointed arboricultural consultant, and his letter of objection is based on the seven reasons given for the refusal of tree works application 17/02318/TPO which are listed in parts 8.15-8.20 of this report.

The objector does not dispute the tree's amenity value.

At the time of the site visit between the Principal Tree Officer and the tree owner's appointed arboricultural consultant on 18 July 2017, the appointed arboricultural consultant raised concerns regarding the structural integrity of the tree caused by internal connected decay of the tree's heartwood. The appointed arboricultural consultant arranged a climbing inspection of the tree. The appointed arboricultural consultant's opinion is that a request for specialist detection equipment seems to be excessive and unnecessary expense to the tree owner.

The combination of all the issues would require extensive management to retain the tree in a safe condition.

The objector does not dispute the Secretary of State's view that the higher the amenity value of trees and woodlands the stronger the reasons needed to justify tree works that would have a negative impact on their amenity value. However the tree owner's view is that the benefits of removing the tree and the loss of its amenity value outweighs the benefits of its retention.

The objector maintains that the decay pathogen that has colonised the lower stem of the tree is *Kretzschmaria deusta* and not beech bark disease .

The objector does not dispute that the tree is of reasonable health and vitality and that he is not aware of any history of failure associated with the tree however does have concerns that the beech tree roots may have been damaged by recent construction works at the site.

Summary of Support Letter

- 9.11 There are no letters of support received for confirmation of TPO 2215.

Arboricultural Officer's Response

- 9.12 Government guidance states that "orders should be used to protect selected trees if their removal would have a significant negative impact on the local environment and its enjoyment by the public."
- 9.13 Amenity is not defined in law, however on this occasion the officer made a visual assessment and subsequently undertook a Tree Evaluation Method for Preservation Orders (TEMPO) assessment. The results of the TEMPO assessment are as follows:

Condition & suitability for TPO	Fair	suitable	3 points
Retention span (in years)	40 – 100	Very suitable	4 points
Relative public visibility & suitability	Large trees, or medium trees clearly visible to the public	suitable	4 points
Other factors	Principle components of formal arboricultural features, or veteran trees	N/A	1 point
Expediency assessment	Perceived threat to tree	Foreseeable	3
Total			15 points awarded- TPO defensible.

- 9.14 Although the tree's amenity value is not disputed, the tree forms an integral part of the street scene and makes a significant contribution to the amenity value of the area. The TEMPO assessment above confirms that the tree is of sufficient public benefit and public visual amenity value to be protected from a TPO.
- 9.15 The TPO does not prevent maintenance from being carried out, as long as the Council receives a valid application which justifies the works requested.
- 9.16 The grounds for the proposal are not supported by sufficient arboricultural evidence in support of felling of the tree as required by the Secretary of State in part 8 of the application form. In particular there is no diagnostic information to ascertain the extent of alleged connected decay or diagnostic information to show the remaining sound residual wall thickness of the wood between the pruning wounds and the lower main stem. Without knowing the percentage of the alleged decay over the remaining residual wall thickness, it

is impossible to ascertain the condition of the internal heartwood of the tree and therefore it is not possible to make an accurate recommendation as to the future management of this tree. The proposed work would therefore be unwarranted and unjustified

- 9.17 Many of the tree related problems highlighted in the application can be resolved through good and proactive tree management.
- 9.18 The Secretary of State's view is that the higher amenity value of the tree or woodland and the greater any negative impact of proposed works on amenity, the stronger the reasons needed before consent is granted.
- 9.19 At the time of the tree officer's inspection there was no indication of Kretzchmaria. At the time of the tree officer's and agent's visit on the 18 July 2017 a black charcoal like encrustations was found at the base of the tree. The pathogen that colonised the beech has been identified as beech bark disease which produces tarry encrustation similar to Kretzchmaria.
- 9.20 The tree is of reasonable health with an even distribution of active twig and bud formation throughout the canopy, demonstrating that the tree has a high dynamic mass ratio over a static mass ratio, with sufficient energy levels to continue its biological functions for many years to come. This is evident by the high quality wood fibre in the reaction growth being laid down by the tree around the pruning wounds and the lower parts of the trees lower main stem, and therefore demonstrating the principal of Axiom of uniform stress.
- 9.21 There is no history of failure by the tree and no reports of structural damage being caused to the adjacent drive of dwelling of the property.
- 9.22 The tree works to remove one unsafe limb over Bereweek Road identified on the 18 July visit has now been carried out
- 9.23 The tree was inspected by Frank Wright in relation to an application in 2011(11/01598/FUL) for a two storey side extension and garage. Within his tree report, he graded the tree as an A grade. BS5837 (2012) defines A grade trees as high quality with a life expectancy of 40 years + meaning the tree is a good example of its species.
- 9.24 Extract from Mr Wright's tree report for application 11/01598/FUL states:
 "Presently the tree is exhibiting reasonable vitality, although there are some small diameter branches with missing bark, consistent with squirrel damage. There are a number of wounds on the main stem from branches that have been flush cut. These are exhibiting a strong wound wood response, although there did appear to be some decayed wood behind the wounds. However the extent of decay is likely to be limited with sufficient safety reserves. By virtue of its size and position, the tree makes an important contribution to the sylvan character of Bereweek Road". This assessment of the tree is a fair assessment of current structural and physical condition of the tree.

- 9.25 In accordance with Mr Wright's tree report, the incursion into the root protection area of the beech tree for the two storey extension is 23m² which equates to 6.4% of the tree's root protection area. BS 5837 (2012) recommendations are an incursion into a root protection should be compensated by an off set elsewhere. The tree is located within a shrub to the front of the property which provides this off set.
- 9.26 Application 11/01598/FUL was supported by a tree protection plan to ensure the tree was protected for the proposed construction works.

BACKGROUND DOCUMENTS:-

Previous Committee Reports

None

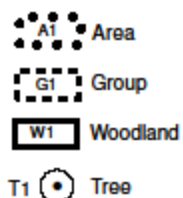
Other Background Documents:

None

APPENDICES:

Appendix 1 Plan

Appendix 1



TOWN AND COUNTRY PLANNING ACT 1990
Section 198 - 201

Tree Preservation Order No. 2215
Hobsons
Location: 10 Bereweke Road
Winchester
Hampshire



Winchester
City Council

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

Telephone 01962 840 222
Fax 01962 841 365

OS Grid: 4730

Scale: 1:1000 @ A4

Date : 19/12/17

© Crown copyright and database rights 2014
Winchester City Council license 100019531

PDC1108
PLANNING COMMITTEE

REPORT TITLE: PLANNING APPEAL DECISIONS

24 MAY 2018

REPORT OF PORTFOLIO HOLDER: Cllr Brook Portfolio Holder for Built Environment

Contact Officer: Julie Pinnock Tel No: 01962 848 439 Email:
jpinnock@winchester.gov.uk

WARD(S): ALL

PURPOSE

This report provides a summary of appeal decisions received during 1 January -31 March 2018

Copies of each appeal decision are available on the Council's website via Public Access searching using the Planning Case Number.

<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>

RECOMMENDATIONS:

1. That the report be noted.

IMPLICATIONS:1 COUNCIL STRATEGY OUTCOME

- 1.1 Analysis of appeal decisions ensure consistency in decision making helping the City Council to protect the Environment.

2 FINANCIAL IMPLICATIONS

- 2.1 None

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 None

4 WORKFORCE IMPLICATIONS

- 4.1 None

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 None

6 CONSULTATION AND COMMUNICATION

- 6.1 Not applicable – report for information

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 None

8 EQUALITY IMPACT ASSESSMENT

- 8.1 None

9 DATA PROTECTION IMPACT ASSESSMENT

- 9.1 None

10 RISK MANAGEMENT

Risk (Detail in this column specific risks, under each of these headings)	Mitigation	Opportunities
<i>Property N/A</i>		
<i>Community Support N/A</i>		
<i>Timescales N/A</i>		
<i>Project capacity N/A</i>		
<i>Financial / VfM N/A</i>		
<i>Legal N/A</i>		

<i>Innovation</i> N/A		
<i>Reputation</i> N/A		
<i>Other</i> N/A		

11 SUPPORTING INFORMATION:

This report provides a summary of appeal decision in relation to planning cases received during 1 January -31 March 2018

5 Appeals Decisions Received

3 Appeals Dismissed 60%

2 Appeals Allowed 40%

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 None

BACKGROUND DOCUMENTS:- Relevant planning applications files available by the Public Access on the Council Website

<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>

Previous Committee Reports:- PDC1102

Other Background Documents:- None

APPENDICES:

Appendix 1 – Summary of decisions (Planning Cases) 1 January 2018 - 31 March 2018

APPENDIX 1**PLANNING APPEALS – SUMMARY OF PLANNING DECISIONS**

Summary of appeal decisions received between 1 January 2018 to 31 March 2018.

Item No: 01			
Date of Inspector's Decision:	31st January 2018	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	I	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	16/01744/FUL		
Case Officer:	Verity Osmond		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Conversion of existing Dutch Barn to residential use and provision of associated residential curtilage (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)
Location:	Wallers Ash Farm Alresford Drove South Wonston SO21 3PW

Item No: 02			
Date of Inspector's Decision:	13th March 2018	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	16/02784/LDP		
Case Officer:	Russell Stock		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Lawful Development Certificate Proposed for the stationing a mobile home within the curtilage of the dwelling
Location:	Westhill Main Road Littleton SO22 6QS

Item No: 03			
Date of Inspector's Decision:	25th January 2018	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	H	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	17/01742/HOU
Case Officer:	Rose Lister
Original Decision Type:	Delegated Decision
Was Decision Overturned at Committee?	No

Proposal:	Two storey rear extension
Location:	75 Middle Brook Street Winchester SO23 8DQ

Item No: 04			
Date of Inspector's Decision:	18th January 2018	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	H	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	17/01420/HOU
Case Officer:	Catherine Watson
Original Decision Type:	Delegated Decision
Was Decision Overturned at Committee?	No

Proposal:	Two storey extension to Main Road side of dwelling, single storey extension to north side, single storey garage to south side / Brooklyn Close frontage, new vehicular and pedestrian access to site, new porch to revised entrance location, new windows and cladding, new boundary fence
Location:	1 Brooklyn Close Otterbourne SO21 2EF

Item No: 05			
Date of Inspector's Decision:	24th January 2018	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	H	Costs:	Appellants Costs Dismissed
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	17/00456/HOU		
Case Officer:	Catherine Watson		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	Yes		
Proposal:	Two storey rear extension		
Location:	1 Greenhill Avenue Winchester Hampshire SO22 5ED		