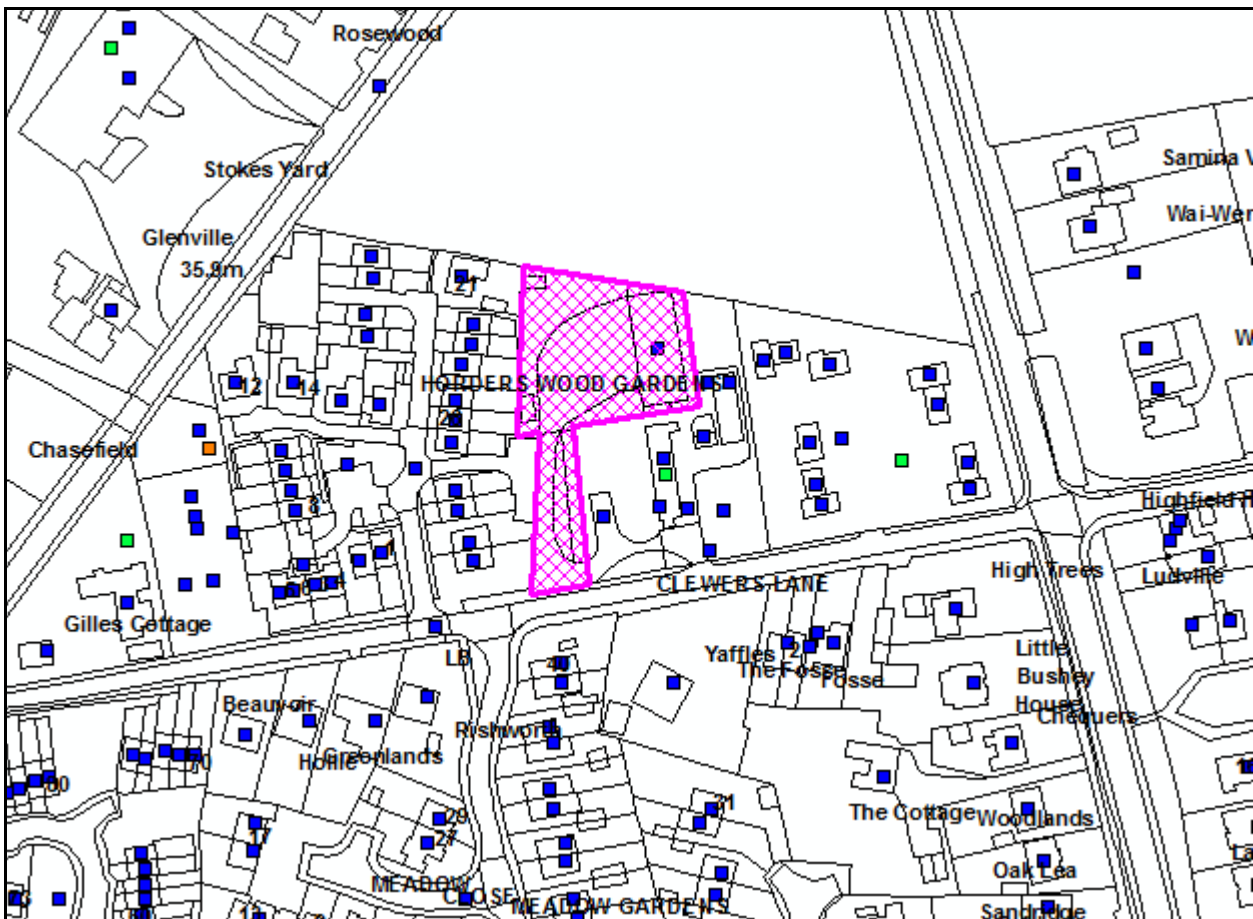


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Case No: 21/00696/FUL
Proposal Description: Demolition of existing barn and erection of 7 no. Dwellings, vehicular and pedestrian access, servicing and landscaping.
Address: The Old Barn Jhansi Farm Clewers Lane Waltham Chase Southampton
Parish, or Ward if within Winchester City: Shedfield Parish Council
Applicants Name: Mr T Goss
Case Officer: Liz Marsden
Date Valid: 12 March 2021
Recommendation: Permission – subject to the prior completion of additional ecological surveys and submission of appropriate mitigation measures.

Link to Planning Documents : <https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple&searchType=Application>

Pre Application Advice: Yes



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General Comments

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

Request from Parish Council for the application to be considered by Committee – Attached as appendix 1.

Amended Plans received 19.08.21. Principle alterations include:

- Alterations to the site layout, removing the parking court to the rear of plots 2 and 3.
- Change in house type for plots 2 and 3 to semi-detached houses and provision of garden area for plot 3.
- Change in house type for plot 4 from two-storey house to chalet bungalow. Reduction in bedrooms from 4 to 3.
- Change in house type for plots 6 and 7. Reduction in size and number of bedrooms from 3 to 2.
- Alteration to garage serving plot 4 from double to single and reduction in ridge height from 5m to 4m.

Site Description

The site is an area of around 0.24ha, including the existing access, located to the north of Clewers Lane and contains at present a large barn/workshop which extends along the eastern boundary of the site. There are some other single storey structures along the western boundary, with the central part of the site being used for parking and turning of vehicles. To the north of the site is an area of open space and there are new residential developments to the west, east and south of the site.

There is currently an Oak building business (Class B2) operated from the site, which was granted consent in 2006.

The existing vehicular access to the site from Clewers Lane is the same as that used by a recent development of 5 houses (Clewers Court) and runs across the frontage of those houses and up the western boundary of Clewers Court and to the rear of properties in Horders Wood Gardens to the west.

Proposal

The proposal is to remove the existing long barn and other structures on the site and to erect 7 dwellings, 6 of which would be located in a group on the main body of the site and the last set on land which forms the current access. There is a variety of house type and size, including two pairs of semi-detached houses (2 and 3 bed units), two detached chalet style bungalows with rooms in the roof space (3 and 4 bed units) and a detached 4 bed house. All properties have private amenity areas.

The access to the site is to be altered so that plots 2-7 will be reached via an extension to the access road serving Clewers Court, requiring the removal of a section on a close boarded fence. Plot 1 will be reached by the existing access to the site. Parking provision is in accordance with adopted standards, together with 2 visitor parking spaces.

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Relevant Planning History

86/01269/OLD – 36 dwellings – Refused

86/01270/OLD – 23 houses and 6 bungalows – appeal dismissed

05/02688/FUL – Change of use of redundant barn to workshop – Permitted 13.01.06

19/00456/FUL – proposed semi-detached dwellings adj. Jhansi Farm – Refused 29.04.19

Consultations

WCC Service Lead for Environmental Services: Drainage

Concerns about the drainage of surface water and foul sewers in the area are noted, though they do not appear to be directly related to this site. Would want details about soakaways, including the results of infiltration tests, and a capacity check, which can be controlled by condition.

HCC Highways

Awaited

WCC Service Lead for Community: Trees

No objection subject to conditions

Natural England

No objection subject to appropriate mitigation being secured

Representations:

Shedfield Parish Council – object on grounds of:

- Size scale and siting of dwellings result in overdevelopment of site
- Out of keeping with spatial characteristics of surrounding area
- Overbearing in outlook of adjacent properties
- Fails to protect and enhance bio-diversity through making contribution to Solent Disturbance and Mitigation Charge Zone
- Will result in future pressure to remove mature oak
- Lack of amenity green space
- Car parking court not in keeping with local area
- Drainage issues
- Normal refuse vehicle would not be able to access the site
- Previous highways objections
- Previous applications not referred to in the planning statement
- More than enough houses already allocated or being built in Waltham Chase
- Contrary to a number of policies for the reasons above

14 letters, from 13 households, received objecting to the application for the following material planning reasons:

- Area is already overdeveloped
- Local infrastructure and services inadequate for more houses
- Clewers Lane is dangerous as no street lights or pavements
- Adverse impact on wildlife
- Possible loss of further trees due to pressure to remove due to close proximity

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- Out of keeping with the area
- Adverse impact on the recreation ground due to 2 storey height of buildings, existing single storey building not visible
- Over bearing in outlook from Horders Wood Gardens
- Loss of light and shading of neighbouring properties
- Loss of privacy through overlooking of neighbouring properties
- Noise pollution and traffic during construction
- Drainage and sewerage problems
- Loss of commercial use and employment
- Previous refusals of applications on the site
- No consultation about use of Clewers Court for access

Following submission of amended plans 4 further letters received. No new issues raised.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

DS1 – Development Strategy and Principles
MTRA1 – Development Strategy for Market Towns and Rural Area
MTRA2 – Market Towns and Larger Villages
CP1 – Housing Provision
CP2 – Housing Mix
CP9 – Retention of employment land and premises
CP11 – Sustainable Low and Zero Carbon Built Development
CP13 – High Quality Design
CP14 – Effective Uses of Land
CP15 – Green Infrastructure
CP16 – Biodiversity

Winchester Local Plan Part 2 – Development Management and Site Allocations

DM1 – Location of New Development
DM2 – Dwelling Sizes
DM15 – Local Distinctiveness
DM16 – Site Design Criteria
DM17 – Site Development Principles
DM18 – Access and Parking
DM19 – Development and Pollution
DM20 – Development and Noise
DM24 – Special Trees, Important Hedgerows and Ancient Woodlands

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

High Quality Places SPD 2015

Planning Considerations

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Principle of development

Paragraph 47 of the NPPF (July 2021) requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise. The site is located within the settlement boundary of Waltham Chase where the provision of new development is generally acceptable, subject to its impact on the character and appearance of the surrounding area, neighbour amenity and compliance with the policies of the Winchester Local Plan, parts 1 and 2 and the NPPF.

Policy CP2 of the Local Plan Part 1 requires that there should be a majority of 2 and 3 bedroom dwellings, unless local circumstances indicate an alternative approach should be taken. In this case 5 out of the 7 dwellings are 2 or 3 bed properties and the proposal is therefore in accordance with this policy.

Policy CP9 resists the loss of employment premises unless it can be demonstrated that it would be unreasonable to retain the business and there are other factors that would outweigh the economic benefits derived from the use. In this case there is an existing Oak building business on the site (Class B2, general industrial use), which was originally granted subject to conditions that made it personal to the applicants at that time with a requirement that when the premises ceased to be occupied by them all materials and equipment brought onto the land in connection with that use should be removed. It is not therefore considered that it would be possible to require the retention of the commercial use in this case. Furthermore, with the recent residential development to three sides of the site, the current industrial use is an anomaly in this location and it is considered that the benefits to local residents, in terms of reduced noise and movement of heavy goods vehicles, would outweigh the limited economic loss.

Policy CP14 of LPP1 states that the development potential of all sites should be maximised and that higher densities will be supported on sites which have good access to facilities and public transport. However, the primary determinant will be how well the design responds to the general character of the area and this is discussed below.

Policies DM15 – DM18 set out the criteria for new development in order to ensure that it respects and responds positively to the qualities and characteristics of the surrounding area and that its layout, scale and design provide a satisfactory level of accommodation for its residents without having an adverse impact on those of neighbouring properties. These aspects are assessed in more detail in subsequent sections of this report. The density of the development is 29.2 dwellings per hectare, which is comparable to the other small developments along this side of Clewers Lane (Underwood Close and Clewers Court are 29.4dph and Popes Stile is 30dph) and less than that of the adjacent site, Horders Wood Gardens, which has a density of 40 dwellings per hectare.

Design/layout

The layout of the proposal and the design of the buildings have been significantly amended in order to address concerns that were raised about the overall density of the built form on site, incongruous parking arrangements, lack of amenity area and impact on neighbouring properties though loss of outlook, light or privacy. Whilst the amendments did not decrease the number of dwellings proposed, they have reduced the size of some of the properties and ensure that that all dwellings benefit from garden areas appropriate to the size of the properties, together with adequate parking and manoeuvring space.

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In terms of design, the scheme as originally submitted had a wide variety of house types, some of which such as the 'coach house' with courtyard parking to the rear is not characteristic of small residential developments in the area. The current proposal, whilst still providing a range of house types and sizes, has a greater uniformity of design and through the use of appropriate materials, would result in a coherent scheme that can be satisfactorily accommodated on this site.

Impact on character of area

The site is located in what is now a predominantly residential area, with recent housing developments having taken place to the south, west and east, so that the existing commercial use now appears incongruous in this location. The proposed development, in terms of its density and size of properties would conform to the spatial characteristics and pattern of development in the immediate vicinity and would not therefore be out of keeping with or detrimental to the appearance of the development as a whole.

Concern has been raised that the development will have a greater impact on the public open space to the north of the site due to the greater height of the proposed houses than the low single storey workshop currently located on the site. Whilst this will be the case, it should be noted that the relationship of the proposed houses to the open space is similar to the other houses that have been built along Clewers Lane and which are visible, albeit partly screened by trees along its southern boundary. It is not therefore considered that the additional houses would have a material or harmful impact on the views from the open space so as to justify a refusal on this basis.

Impact on neighbouring properties

As noted previously, the application site has existing residential development on three sides, all of which has been constructed within the last few years. Concerns have been raised about the impact of the proposal on the amenities of occupants of adjacent properties in terms of loss of light, privacy and outlook, the majority of which were received in response to the original plans.

In terms of loss of privacy through overlooking, it is considered that the distance between the properties, particularly in relation to upper floor windows, conforms to the standards that would be expected for new development, with the minimum distance being 20m (the rear of plots 23 and 3 with houses in Horders Wood Gardens), so that it would not be possible to sustain a reason for refusal on this basis. The house on plot 5 has got windows looking out over the rear of the garden of the adjacent property in Clewers Court, but these would not have a direct view of the more sensitive private amenity area immediately to the rear of the house. Plot 1 has rooflights in the side elevations, but these are set at a high level (around 2m from floor level) and would not result in any overlooking.

Concerns have been raised about loss of direct light and shading, though again it is considered that the proposed dwellings are at a sufficient distance from the neighbouring properties to ensure that this would not cause undue harm. There are 3 windows in the western elevation of 4 Clewers Court, one at ground floor serving a utility room, that currently looks out onto the boundary fence and workshop building and 2 at first floor level that serve bathrooms. The new dwelling on plot 7 would be located at a distance of 2.5m away and, whilst this proximity will restrict some direct light to the upper windows, they do not serve primary living accommodation and it is not considered that there would be undue detriment to amenities of the occupants of that dwelling. Similarly the windows in the

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western elevation of 3 Clewers Court serve a hallway and bathrooms and are 4m from the new dwelling on plot 1.

The new properties would inevitably be visible from the adjacent houses, though it is not considered that they will be unduly intrusive or overbearing in their outlook. The houses on plots 6 and 7 have been significantly reduced in size and no longer extend beyond the rear elevation of the house in Clewers Court to the east and plot 4 has been reduced from a full two-storey dwelling, to a chalet style property, with a commensurate reduction in roof height.

The dwelling on plot 1 has not been altered from the initial submission, but is clearly distinguishable from the previous scheme on this site (19/00456/FUL) which was refused, at least partly on the grounds that it would have an overbearing and adverse impact on the outlook from properties in Horders Wood Gardens. The refused development was for a pair of semi-detached, full two-storey houses set closer to the boundary, a maximum distance of 13.6m from the rear of the neighbouring houses. The current proposal is slightly further away (15m) and is a chalet style bungalow with a lower wall on the side elevation (3.8m as opposed to 5.2m) and a lower overall ridge height (7.3m as opposed to 8.1m).

Landscape/Trees

Concern has been raised about the removal of trees from the site and the potential for future pressure to remove the mature oak on the frontage of the property. With regard to the removal of existing trees, it is recognised that a number of mature trees along the northern and western boundaries of the Clewers Court site have been removed, though it is noted from previous applications that these were overgrown Leyandii and of no particular merit that would have warranted their protection.

The most significant trees, which are those along the northern boundary of the site and the Oak to the south of plot 1, are located outside the site, either in the recreation area to the north or on the verge of Clewers Lane to the south. The application is supported by a Tree survey and method statement which concludes that, with suitable protection measures during construction, the development is capable of being accommodated without harm to or loss of these trees.

Highways/Parking

Access to the site is via an existing access from Clewers Lane and it is considered that that this is capable of accommodating the traffic generated by the additional dwellings. It should be noted that the existing industrial use generates some level of traffic, including employee cars, delivery vans and work vans on a daily basis, together with customer vehicles and larger lorries a few times a week and the overall increase in vehicle movements will not be significant. 6 of the dwellings will be served by continuing the access between 2 and 3 Clewers Court, with the last (plot 1) being served by the existing access to the site.

Ecology

An ecological survey was carried out and low potential for a bat roost and presence of reptiles has been identified. Additional surveys have been recommended but have not been able to be completed as yet and it is therefore recommended that no decision to permit the development is issued until such a time that these surveys have been completed and assessed.

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Other Matters

Nitrates

The site is located in an area where Natural England has raised concern regarding the continued discharge of nitrates and phosphorus (nutrients) due to its proximity to and impact, resulting from eutrophication, on the Solent water environment, recognised as being internationally important for its wildlife and safeguarded by Special Protection Area designations. A Nitrate 'budget' has been submitted, which demonstrates that the development would result in additional nitrogen being released into the sewerage system and appropriate mitigation will be required in order to achieve the neutrality that is required.

The applicants have agreed to the Grampian condition, set out in the Council's Position Statement on nitrate neutral development. An Appropriate Assessment has been undertaken in accordance with regulation 63 of the Conservation of Habitats and Species Regulations 2017 and policy CP16 of the Local Plan Part 1 and, subject to the provision of these mitigation measures, the development will not result in an adverse impact on the ecology of the area and is therefore acceptable in this respect.

Equality

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty as statutory planning authority for the council.

Recommendation

Delegate back to Service Lead for Built Environment to secure appropriate ecological survey data and to condition recommendations if appropriate, and then Permission 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 shall be carried out in accordance with the following approved plans:

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

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3. No development shall take place above slab level until samples of all the external materials of the buildings and external hard landscaping surfaces have been submitted to and approved in writing by the local planning authority.

Reason: to ensure that the external appearance of the development is of a high order.

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

- means of enclosure, including hedgerow planting:
- hard surfacing areas and hard surfacing materials:
- landscape areas:

Soft landscape details shall include the following as relevant:

- Retention of existing trees and hedgerows
- planting plans
- written specifications (including cultivation and other operations associated with plant and grass establishment:
 - schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
 - schedule of plants for the reinforcement of the existing hedgerow and new hedgerow planting:
 - manner and treatment of watercourses, ditches and banks:
 - implementation programme.

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

5. 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.

6. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement Ref 19/08/145/NH written by Nicholas Hellis Arboricultural consultant and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

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Reason: To ensure the retention of protected trees

7. The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with entitled Method statement (for protection of trees) and Tree Protection Plan, Ref 19/08/145/NH Telephone – Tree Officer. 01962 848403

Reason: To ensure the retention of protected trees

8. No Arboricultural works shall be carried out to trees other than those specified and in accordance with Method statement (for protection of trees) and Tree Protection Plan, Ref 19/08/145/NH. Any deviation from works prescribed or methods agreed in accordance with the Method statement (for protection of trees) and Tree Protection Plan, Ref 19/08/145/NH shall be agreed in writing to the Local Planning Authority

Reason: To ensure the retention of protected trees

9. No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The Arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved Arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the Arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

Reason: To ensure the retention of protected trees

10. Detailed proposals for the disposal of foul and surface water including infiltration tests, foul capacity checks, surface flow routes/finished floor levels and a surface water management plan if needed shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before development can begin.

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

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

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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.

12. The development hereby permitted shall NOT BE OCCUPIED until:
- a) A water efficiency calculation which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to and approved in writing by the Local Planning Authority
 - b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European sites by the development and be implemented in full prior to first occupation and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and,
 - c) All measures forming part of that mitigation have been secured and submitted to the Local Planning Authority.

Reason: To accord with the Conservation of Habitats and Species Regulations 2017, and Policy CP11, CP16 and CP21 of the Local Plan Part 1.

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

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

14. The recommendations and requirements of the Ecosa Ecological Appraisal dated January 2021, as updated shall be enhanced by a Biodiversity Enhancement Plan, to be informed by a Biodiversity Net Gain assessment, which shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. The approved mitigation measures shall be adhered to throughout all phases of the development and the ecological enhancements measures shall be thereafter maintained in perpetuity.

Reason: To safeguard protected species and maintain biodiversity.

15. 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 development permitted by

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Classes A, B, C, D and E of Part 1 Schedule 2 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

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

Informatives:

1. In accordance with paragraph 38 of the NPPF, Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:
 - offer a pre-application advice service and,
 - update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.In this instance pre-application advice was provided and amended plans negotiated during the application period.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Local Plan Part 1 - Joint Core Strategy: CP2, CP3, CP13, CP14, CP16,
Local Plan Part 2 - Development Management and Site Allocations: DM1, DM15, DM16, DM17, DM18
3. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out above, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
4. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.
5. During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

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Appendix 1

From: Shedfield Parish Council

Case No: 21/00696/FUL

Closing Date for comments: 12 May 2021

Proposal: Demolition of existing barn and erection of 7 no. Dwellings, vehicular and pedestrian access, servicing and landscaping.

Location: The Old Barn, Jhansi Farm, Clewers Lane, Waltham Chase, SO32 2LP

Comments:

Shedfield Parish Council object to this application as follows:

1. This proposal requires greater scrutiny
2. No reference has been made to any of the previous applications for the site in the Planning Statement, whether or not they were successful.
3. Shedfield Parish Council supports the concerns highlighted by Darren Lewis regarding drainage.
4. The proposed plans intend to take sewage and surface water across The Triangle. The Parish Council is uncertain whether such a system is in place. Adjacent developments connect to a newly installed sewer, South, in Clewers Lane.
5. The owners of The Triangle Recreation Ground, Shedfield Parish Council, have not been approached regarding any plans to install drainage across the land.
6. We note comments made by Darren Lewis and would support requesting a capacity check from Southern Water. A number of local incidents have occurred with properties being flooded and to date, Southern Water have been unable to confirm these issues have been addressed.
7. The proposed development is on a Flood zone 1. The area north of the development and owned by Shedfield Parish Council (The Triangle) is known to flood. The Parish Council has invested in the past in a drainage system to prevent flooding. Surface water should be directed away from this area. It has been noted that adjacent surface water systems are incomplete.
8. The current access was originally for four houses only, there has been no provision for an anticipated seven additional properties. Previous assessments from Highways have highlighted potential danger to highway users as detailed in 05/02688/FUL, 19/00456/FUL and 17/03140/FUL
9. The proposed development amounts to over-development of the site and is considered excessive. The majority of the proposed new homes overlook one another or existing properties

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10. The proposed houses by reason of their close proximity to adjacent properties, would be overbearing in the outlook from those properties to the detriment of the amenities of their occupants. The proposal would therefore be contrary to policy DM17 of the Winchester District Local Plan Part 2 - Development Management and Site Allocation
11. No green space whatsoever has been included in the proposal.
12. Reference has been made to trees which are owned by the Parish Council. Shedfield Parish Council has given no permission to remove trees or hedgerow. The developers should consult Shedfield Parish Council if there is any risk of trees or hedges being damaged.
13. The proposed development by reason of its proximity and relationship to the mature oak to the south of the site would be likely to result in future pressure for the pruning of that tree, to the detriment of its amenity value and the visual amenities of the surrounding area. It would therefore be contrary to policies CP20 of Winchester District Local Plan Part 1 and DM24 of Winchester District local Plan Part 2.
14. The site does not allow for normal refuse vehicles entering/exiting onto the highway.
15. The developers appear to have named the Close without input from the Parish Council.
16. The proposed development, by reason of the size, scale and siting of the residential units, results in overdevelopment of the site which would be out of keeping with the pattern and spatial characteristics of the surrounding area. As such it would fail to respond positively to the character of the area and be contrary to Policies MTRA2 and CP13 of Winchester District Local Plan Part 1 - Joint Core Strategy, policies DM15, DM16 and DM17 of Winchester District Local Plan Part 2 - Development Management and Site Allocations and Supplementary Planning Document - High Quality Places.
17. Local plan 1 and 2 detailed areas for development, one was WC2 in Clewers Lane. There has been a gradual creep along this road. This was not envisaged by local WCC planners. Between 2011 and 2031, 250 houses were deemed necessary for the area. So far 236 houses have been built. WC1 has an allocation of 100 yet to be built. Waltham Chase has had more than a fair proportion of development. As at the half-way stage in a 20-year development we are oversubscribed.
18. The proposed development is contrary to Policy CP16 of the Winchester District Local Plan Part 1 - Joint Core Strategy, in that it fails to protect and enhance biodiversity across the District by failing to make appropriate provision for the Solent Disturbance and Mitigation Charge Zone.

If minded to approve this application, Shedfield Parish Council request that it is considered by committee

Signed: T S Daniels, Planning and Projects Officer
Date: 05 May 2021

Case No: 21/00696/FUL