

## **HAVANT BOROUGH COUNCIL**

At a meeting of the Joint West of Waterlooville Major Development Area Planning Committee held on 29 August 2018

Present

Ruffell (Chairman), Buckley (Vice-Chairman), Keast, Read, Evans, Izard (Standing Deputy), McLean, Cresswell (Standing Deputy) and Patrick

### **10 Apologies and Deputy Members**

Apologies for absence were received from Councillors Clear and Howard, with Councillors Izard and Cresswell in attendance as deputies.

### **11 Declarations of Interests**

There were no declarations of interest from members present relating to matters on the agenda.

### **12 Minutes**

RESOLVED that the minutes of the last meeting of the Joint West of Waterlooville Major Development Area Planning Committee held on 27 February 2018 be agreed as a correct record and signed by the Chairman.

### **13 Chairman's Announcements**

There were no Chairman's announcements.

### **14 17/02957/REM - Berewood Phase 9B, West Of Marrelsmoor Avenue, Waterlooville, Hampshire**

Proposal: Berewood Phase 9b. Reserved Matters Application comprising 75 residential dwellings, associated amenity space, access, garages, parking, internal roads, pathways and associated landscaping. (Matters of layout, appearance, access, landscape and scale pursuant to application ref: 10/02862/OUT). Discharge of conditions 3, 6, (ii) a) b) d) f) h) i) j) k) l) m) n), 11, 18 (AFFECTS THE SETTING OF A PUBLIC RIGHT OF WAY).

Parish: Southwick And Widley. Wickham Ward.

The Committee considered the written report from the Principal Planning Officer and the recommendation to grant permission.

The Committee also received an update sheet, circulated prior to the meeting.

Following questions from the Committee, officers advised the following:

- The total number of houses across Phase 9 would be finalised with the submission of plans for Phase 9c. Any increase in the total number of houses exceeding that permitted in the outline planning permission would require a new planning permission.
- The density of homes in Phase 9b would be 34 homes per hectare.
- The external materials were consistent with other developments on the MDA and were of a good quality.
- Roof designs across the proposed buildings were similar and consistent, as per the guidance of design codes. There was however some variety in roof design due to differing storey height and the presence on some buildings of dormer windows.
- There were no specific outdoor drying areas for the flats situated to the north of Phase 9b.
- Both hard and soft landscaping plans were sympathetic to the area and were considered to be of a high quality by officers. Soft landscaping plans highlighted a number of attractive planting areas, while paved courtyard areas were proposed to separate stretches of tarmacked paving.
- A management company would be responsible for the maintenance of car parks and courtyard areas.
- Parking for the proposed allotments and nature reserve to the north of Phase 9b would be considered as part of the planning application for the next phase of works. There would also be vehicular access through Phase 9a to the allotments and nature reserve.
- It was the intention that garages be used to house vehicles and remain this use as per Condition 3. Low road speeds and the anticipated low levels of traffic would also reduce the negative impacts of any triple parking which were generally away from the main road.
- The application included provision for a total of 180 parking spaces (including garages).
- In terms of affordable housing, 1 and 2 bedroom properties were in the highest demand and this was reflected in the number available as part of the affordable housing contribution.

The Committee was then addressed by the following deputees:

1. Mr Henderson and Mr Lee, who supported the officer's recommendation for the following reasons:

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- a) The density of homes was consistent with the envisaged plan for the site and would represent a balanced use of the land.
- b) The proposed external materials to be used were of a high quality and these would not be harsh in colour.
- c) The proposed flats would be large in size and would be able to accommodate the needs of potential residents.
- d) Parking had been sited predominantly to the side of buildings, as parking in front of properties was less desirable.

In response to questions from the Committee, the deputies advised that:

- All proposed properties would have secondary access.
- Redrow Homes had submitted applications in relation to Phases 9a and 9b, while applications relating to Phase 9c would be submitted by a different developer.
- Street names had not been agreed. Concerns over consultation with local Councillors and linking the names to the local area would be noted.
- All properties would be sold freehold.

In response to questions from the Committee, officers further advised that:

- Condition 7 would ensure no overbearing extensions on corner plots within Phase 9b.

The Committee discussed the application together with the information provided by officers and deputies. Some concern was raised over the potential incremental increase in housing numbers over Phase 9. However on balance, the Committee were happy that all efforts had been made to ensure an attractive development and were minded to agree with the officer's recommendation. It was therefore

RESOLVED that the Head of Planning Services for Winchester City Council be authorised to grant permission for Application 17/02957/REM, subject to the following conditions:

01 The development hereby permitted shall be carried out in accordance with the following list of approved plans and documents;

Completed application form and Certificate A  
 Design and Access Statement  
 Design and Access Statement Addendum  
 Cover Letter dated 3rd August 2018  
 Detailed planting plans 2759-9B-PP-01-P4 1 of 2  
 Detailed planting plans 2759-9B-PP-02-P4 2 of 2

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Illustrative Landscape Masterplan 2759-LA-01  
Planning Statement Addendum  
The Ecology Statement- Biodiversity By Design  
CEMP  
Design Code Compliance Checklist 9B 020818  
Site location plan CB\_20\_106\_9B\_200  
Planning layout CB\_20\_106\_9B\_201 Rev Q  
Land use plan CB\_20\_106\_9B\_202 Rev N  
Housing mix plan CB\_20\_106\_9B\_203 Rev N  
Housing tenure plan CB\_20\_106\_9B\_204 Rev Q  
Building heights plan CB\_20\_106\_9B\_205 Rev N  
Parking strategy plan CB\_20\_106\_9B\_206 Rev N  
Bin and cycle storage plan CB\_20\_106\_9B\_207 Rev N  
External finishes plan CB\_20\_106\_9B\_208 Rev U  
External enclosure plan CB\_20\_106\_9B\_209 Rev N  
Harrogate elevations CB\_20\_106\_9B\_HA\_E01 Rev B  
Harrogate floor plans CB\_20\_106\_9B\_HA\_P01 Rev B  
Shaftesbury elevations CB\_20\_106\_9B\_SH\_E01\_Rev C  
Shaftesbury floor plans CB\_20\_106\_9B\_SH\_P01\_Rev C  
Cambridge elevations CB\_20\_106\_9B\_CA\_E01\_Rev B  
Cambridge floor plans CB\_20\_106\_9B\_CA\_P01\_Rev B  
Oxford elevations CB\_20\_106\_9B\_OX\_E01\_Rev A  
Oxford floor plans CB\_20\_106\_9B\_OX\_P01\_Rev A  
Grantham elevations CB\_20\_106\_9B\_GR\_E01\_Rev C  
Grantham elevations Rev A  
Grantham floor plans CB\_20\_106\_9B\_GR\_P01\_Rev C  
Stratford elevations CB\_20\_106\_9B\_ST\_E01\_Rev D  
Stratford floor plans CB\_20\_106\_9B\_ST\_P01\_Rev D  
Oxford lifestyle elevations CB\_20\_106\_9B\_OXL\_E01\_Rev A  
Oxford lifestyle floor plans CB\_20\_106\_9B\_OXL\_E01\_Rev A  
Amberley elevations CB\_20\_106\_9B\_AM\_E01\_Rev A  
Amberley elevations CB\_20\_106\_9B\_AM\_E02\_Rev A  
Amberley floor plans CB\_20\_106\_9B\_AM\_P01\_Rev B  
Warwick elevations CB\_20\_106\_9B\_WA\_E01\_Rev D  
Warwick floor plans CB\_20\_106\_9B\_WA\_P01 Rev D  
Ludlow elevations CB\_20\_106\_9B\_LU\_E01\_Rev C  
Ludlow floor plans CB\_20\_106\_9B\_LU\_E01 Rev C  
Dart elevations CB\_20\_106\_9B\_DA\_E01 Rev D  
Dart floor plans CB\_20\_106\_9B\_DA\_P01 Rev D  
Tavy elevations CB\_20\_106\_9B\_TA\_E01\_Rev D  
Tavy floor plans CB\_20\_106\_9B\_TA\_P01 Rev D  
Tavy elevations CB\_20\_106\_9B\_TA\_E02 Rev D  
Tavy floor plans CB\_20\_106\_9B\_TA\_P02 Rev D  
Garage floor plans and elevations CB\_20\_106\_9B\_GAR\_02 Rev E  
Garage floor plans and elevations CB\_20\_106\_9B\_GAR\_03 Rev A  
Garage floor plans and elevations CB\_20\_106\_9B\_GAR\_04 Rev A  
Bin store floor plan and elevations CB\_20\_106\_9B\_BIN\_01 Rev C  
Bin store and cycle store floor plan and elevations CB\_20\_106\_9B\_BIN\_03  
Bin and cycle store floor plan and elevations CB\_20\_106\_9B\_BIN\_04  
Cycle store floor plan and elevations CB\_20\_106\_9B\_CYC\_01 Rev A  
1BH Elevations (Block C) CB\_20\_106\_9B\_1BH\_Rev E01 Rev F

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1BH Floor plans (Block C) CB\_20\_106\_9B\_1BH\_P01 Rev F  
 Block D Flat elevations CB\_20\_106\_9B\_D\_E01  
 Block D Flat elevations CB\_20\_106\_9B\_D\_E02  
 Block D Flat floor plans CB\_20\_106\_9B\_D\_P01  
 Block D Flats floor plans CB\_20\_106\_9B\_D\_P02  
 Block D Flats floor plans CB\_20\_106\_9B\_D\_P03  
 3BW Elevations CB\_20\_106\_9B\_3BW\_E01  
 3BW Floor plans CB\_20\_106\_9B\_3BW\_P01  
 Meter Box Location Plan CB\_20\_106\_9b\_210 Rev D  
 CB\_20\_106\_MB\_TA (Tavy) Rev A  
 CB\_20\_106\_MB\_SY (Shaftesbury) Rev A  
 CB\_20\_106\_MB\_ST (Stratford) Rev A  
 CB\_20\_106\_MB\_OXLS (Oxford lifestyle) Rev A  
 CB\_20\_106\_MB\_OX (Oxford) Rev A  
 CB\_20\_106\_MB\_LU (Ludlow) Rev A  
 CB\_20\_106\_MB\_HA (HARROGATE) Rev A  
 CB\_20\_106\_MB\_GR (Grantham) Rev A  
 CB\_20\_106\_MB\_DA (Dart) Rev A  
 CB\_20\_106\_MB\_CA (Cambridge) Rev A  
 CB\_20\_106\_MB\_AM (Amberley) Rev A  
 CB\_20\_106\_MB\_WA (Warwick) Rev A  
 CB\_20\_106\_MB\_3BW Rev A  
 CB\_20\_106\_MB\_1BH (Block C) (Bromsgrove) Rev A  
 Street Scenes CB\_20\_106\_9B\_SS\_01 Rev F  
 Street Scenes CB\_20\_106\_9B\_SS\_02 Rev K  
 Street Scenes CB\_20\_106\_9B\_SS\_03 Rev G  
 Street Scenes CB\_20\_106\_9B\_SS\_04 Rev G  
 Mayer Brown Technical Drawings:  
 Extent Of Adoptable RHWVILLEP9\_LG/01 Highway Rev E  
 General Arrangement RHWVILLEP9\_GA/01 Rev F  
 Foul & Surface Water Drainage Layout RHWVILLEP9\_DR/01 Rev E  
 Surface Water Drainage Longitudinal Sections RHWVILLEP9\_DR/10 Rev B  
 Foul Water Drainage Longitudinal Sections RHWVILLEP9\_DR/15 Rev B  
 Engineering Layout RHWVILLEP9\_EL/01 Rev E  
 Road Names & Chainages RHWVILLEP9\_RD/01 Rev E  
 Street Lighting Layout RHWVILLEP9\_RD/20 Rev F  
 Extent Of Pervious Paving RHWVILLEP9\_RD/30 Rev E  
 Longitudinal Sections - Sheet 1 of 3 RHWVILLEP9\_RD/50 Rev B  
 Longitudinal Sections - Sheet 2 of 3 RHWVILLEP9\_RD/51 Rev B  
 Longitudinal Sections - Sheet 3 of 3 RHWVILLEP9\_RD/52 Rev C  
 Cross Sections - Sheet 1 of 4 RHWVILLEP9\_RD/60 Rev B  
 Cross Sections - Sheet 2 of 4 RHWVILLEP9\_RD/61 Rev B  
 Cross Sections - Sheet 3 of 4 RHWVILLEP9\_RD/62 Rev B  
 Cross Sections - Sheet 4 of 4 RHWVILLEP9\_RD/63 Rev B  
 Large Refuse Vehicle Tracking Diagrams - Sheet 1 of 2 RHWVILLEP9\_VT/01  
 Rev C  
 Large Refuse Vehicle Tracking Diagrams - Sheet 2 of 2 RHWVILLEP9\_VT/02  
 Rev C  
 Shared vehicle areas & private drives RHWVILLEP9\_CD-701 PT3  
 Mayer Brown: Phases 9A, 9B & 10A Berewood, Waterlooville SUDS Design  
 Document July 2018

01 Reason: In the interests of clarity and to ensure that the development is undertaken in a satisfactory manner.

02 The unallocated and visitor parking spaces shown on drawing number RWBWOODP9B/GA/01 rev F by Mayer Brown shall be retained and made available for parking purposes at all times to all residents and visitors to the development with no physical or legal restriction on who may use such spaces.

02 Reason: To ensure that adequate parking spaces are retained for the development (in accordance with Winchester City Council's Supplementary Planning Document Residential Parking Standards December 2009) in the interests of highway safety.

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

03 Reason: To ensure that adequate parking spaces are retained for the development (in accordance with Winchester City Council's Supplementary Planning Document Residential Parking Standards December 2009) in the interests of highway safety.

04 Prior to the operation of any street lights on site, details of ecological mitigation and in particular the need for lighting cowls shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

04 Reason: To ensure that the lights are not detrimental to the ecological interest on the site.

05 Prior to any work above damp proof course commencing, details of a scheme for protecting the proposed dwelling from external noise shall be submitted, and approved in writing by the Local Planning Authority. Such a scheme shall ensure that, upon completion of the development, the following noise criteria (as recommended in BS8233:2014) shall be met:

- 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)
- iii. all private amenity spaces shall achieve a 16-hour LAeq (07:00 to 23:00) of 55dB(A)

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

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06 A noise validation report, demonstrating compliance with these noise criteria, shall be submitted to and approved by the Local Planning Authority before any dwelling is occupied. This assessment shall be conducted with windows open for ventilation, unless mechanical ventilation has been provided, in which case these tests shall be performed with such mechanical ventilation running. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

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

07 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re enacting that order with or without modification) no development permitted by Part 1 of Class A of Schedule 2 in respect of plots 60, 65, 66, 90, 92, 103, 104, 109, 110 and 118 (as shown on approved plan Planning Layout CB\_20\_106\_9B\_201 Rev P) shall be carried out without the prior written consent of the Local Planning Authority.

07 Reason: To protect the amenities of the locality and to maintain a good quality environment because these plots are in prominent positions in the street scene or adjacent to the areas of publically accessible open space.

08 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re enacting that order with or without modification) no development permitted by Part 2 minor operations Class A of Schedule 2 shall be carried out without the prior written consent of the Local Planning Authority.

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

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 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 District Local Plan Part 1 – Joint Core Strategy:  
SH2 – Strategic Housing Allocation – West of Waterlooville.

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

As this is a reserved matters application it does not require assessment against these policies which were adopted after the outline consent had been granted.

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

05. 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.

**The meeting commenced at 3.00 pm and concluded at 4.05 pm**