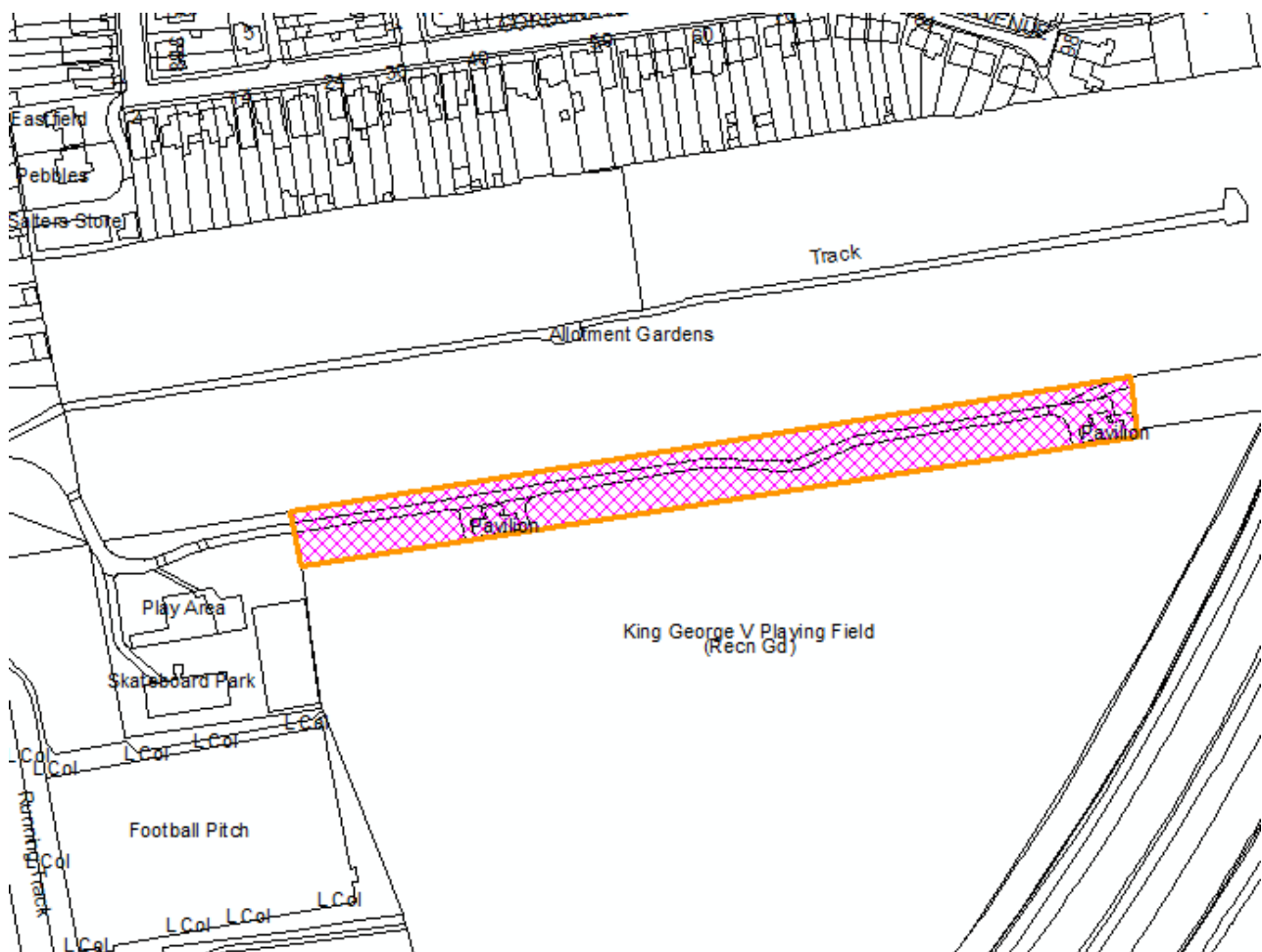


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 21/02789/FUL
Proposal Description: Proposed demolition of two existing pavilions. Replacement with one new build pavilion and associated car parking.
Address: King George V Playing Field Bar End Road Winchester Hampshire
Parish, or Ward if within Winchester City: St Michael
Applicant: Winchester City Council
Case Officer: Mrs Megan Osborn
Date Valid: 28 October 2021
Recommendation: Application Permitted

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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Case No: 21/02789/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

General Comments

Application is reported to Committee as there are 4 objections and the applicant is Winchester City Council.

Site Description

This site is located on the south eastern side of the city of Winchester within the Bar End area. The M3 runs to the east of the site and beyond this is the South Downs National Park (SDNP). To the west of the site is the University of Winchester Sports Stadium and athletics track and then beyond this is the new Winchester Sports and Leisure Centre. To the north of the site there is a chain link fence with dense vegetation between the site and neighbouring allotments.

The site has two existing pavilions located on the northern part of the site and a number of playing fields to the south. There is an access road that runs across the top of the site from the north west corner to the north eastern corner which also accesses the green waste sorting depot which is located to the north eastern corner of the playing fields. The existing access road has a tarmac finish, although this is very badly deteriorated at parts.

Along the southern end of the access road there are some mature trees which are in lines between the road and the playing fields.

Proposal

The proposal is to demolish the two existing pavilions and the two metal shipping containers and to consolidate the buildings into one large pavilion with improved facilities. The new pavilion is proposed approximately in the middle of the existing pavilions that are on the site.

This is a two storey building with an overall area of 540m² (gross internal floor area), which consists of three pairs of changing rooms, each containing a shower and WC, changing and shower room for disabled access and two changing rooms for match officials. On the first floor of the pavilion, there is to be a club house of approximately 98m² and includes WC's and a kitchenette for refreshments.

Relevant Planning History

10/00650/FUL - Installation of 2 x 8 metre high lighting columns and lamps. Permitted 21st September 2010.

Consultations

Service Lead - Environmental Services: Drainage:
No objections

HCC Lead Flood Authority
No objections, subject to a condition (condition 4)

Case No: 21/02789/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Service Lead - Public Protection: Environmental Protection

No objections

Service Lead - Community - Natural Environment and Recreation Team: Landscape:

No objections

Service Lead - Community - Natural Environment and Recreation Team: Trees

No objections, subject to conditions (conditions 13-18)

Service Lead - Community - Natural Environment and Recreation Team: Ecology

No objections, subject to conditions 9, 10 and 19

Service Lead - Built Environment: Archaeology:

No objections, subject to conditions (conditions 5 and 6)

Sport England:

No objections - 'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.'

South Downs National Park:

No objections

Southern Water:

No objections

Representations:

City of Winchester Trust: The Trust feels like this is a worthwhile improvement.

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

- Comments about the material used for the parking spaces provided.
- Comments on the sustainability credentials of the proposal.
- The parking at the site needs to be addressed.
- The design of the building at ground floor is unacceptable.
- Access onto Milland road is inadequate
- Need further ecology information

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

MTRA4, CP6, CP7, CP13, CP14, CP19, CP20

Winchester District Local Plan Part 2

DM13, DM14, DM15, DM16, DM17

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Case No: 21/02789/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Supplementary Planning Guidance
High Quality Places

Planning Considerations

Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and Paragraph 47 of the NPPF requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The development does not fall under Schedule I or Schedule II of the 2017 Environmental Impact Assessment Regulations, therefore an Environmental Impact Assessment is not required.

The site for the proposed pavilion is outside the settlement boundary where countryside policies apply. The application does not fall within the types of development generally allowed for by MTRA4 (Development in the Countryside). However, Policy DM13 (Leisure and Recreation in the Countryside) which allows for leisure and recreation development within the countryside in certain circumstances, is considered more relevant to this application.

DM13 permits the development of new leisure and recreational facilities for which a countryside location is necessary, subject to certain criteria relating to environmental impact. The supporting text makes it clear that recreation uses are most sustainably located in or adjacent to existing settlements and refers to particular issues where uses require extensive areas of land (para 6.3.39 of DM13). This proposal is located adjacent to the settlement of Winchester and therefore is in an ideal location linking with the users of the city and surrounding areas.

CP6 – Local Services and Facilities supports the development of new extended or improved facilities or services, including recreation, in accordance with the development strategy for the District. The proposed development meets the requirements of this policy as it will serve the local population of Winchester Town and District.

CP7 – Open Space, Sport and Recreation seeks improvements in open space and built recreation provision. The proposal accords with this aim as it provides much needed updated facilities to an existing recreational site.

CP19 – South Down National Park. This site is located adjacent to the SDNP, where development should not be permitted if it has a significant detrimental impact on the rural character and setting of settlements. The SDNP have no objection to the proposals and endorse the green roof as this would blend more with the encroaching countryside.

In summary the principle of redeveloping this site is considered to be acceptable and the proposal is in accordance with the key policy requirements of the local plan.

Design/layout

The location of the building is approximately in the middle of the existing pavilions, approximately in the same location as the existing storage containers. Although this is a larger building and two storeys in height it consolidates all the existing buildings on the

Case No: 21/02789/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

site into one. This is considered the best location for this building on the site in relation to views of the existing pitches and there is sufficient distance away from neighbouring properties.

The design of the building is considered acceptable with a darker brick at ground floor and a more natural timber cladding at first floor with a green roof that would soften the building into its surroundings.

Impact on character of area and neighbouring property

The mass, scale and bulk would not detract from the character of the surrounding area and the introduction of a green roof is welcomed in this edge of city location.

The overall impact of the building in this location is considered not to result in a detrimental impact on the character of the surrounding area and would result in a positive contribution to its surroundings. The proposal is therefore in compliance with policy CP13 of the LPP1 and policies DM15, DM16 and DM17 of the LPP2.

The nearest houses are approximately 130m away to the north in Highcliffe. It is therefore considered that this building would not result in any material planning harm in terms of overshadowing, overbearing or overlooking towards any residential amenities.

There is no objection raised from the Environmental Health Officer in terms of this application in relation to the noise and the location of the building with neighbouring dwellings.

It is considered therefore that the proposal would not result in an adverse impact in terms of impact to neighbouring amenities as a result on this application and is therefore acceptable in accordance with DM17 of the LPP2.

Sustainability

The proposal aims to meet sustainability credentials by providing a building that has been designed with high performance insulation to the walls, floor and roofs and ensuring sound detailing at all junctions in order to limit the air permeability. Double glazing is proposed for the windows, doors and curtain walling which will result in a benefit from solar gain given the location of the building. Brise soleil is proposed on the first floor windows to prevent overheating the summer months. Another way the building is reducing carbon emissions is with the use of solar panels, which are to be located on the eastern end of the building and will be raised up slightly to provide maximum coverage.

In light over the above and the location of the building it is likely that BREEAM excellent could be achieved. It is therefore considered that the proposed building is in line with planning policy CP11 of the LPP1 and conditions 7 and 11 are proposed to ensure BREEAM Excellent achieved.

Landscape/Trees

The trees along the access road are an important part of the landscape. Further information has been submitted and the arboricultural officer is satisfied that the trees will be protected during development and has recommended some conditions.
(conditions 13-18)

The proposed planting to fill the gaps in the hedge along the north boundary is

Case No: 21/02789/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

appropriate.

The green roof will be a beneficial feature to the pavilion.

Removal of the grasscrete and replacement with a buff coloured macadam is considered acceptable given the frequent use of this parking area.

Therefore the proposal complies with policy DM24 of the LPP2.

Ecology

The Ecosupport Ecology Note of December 2021 concludes that based on the identification of Potential Bat Roosting Features on both pavilions, they have been assessed as being of low roost potential and will therefore require a single dusk emergence survey and / or dusk re-entry survey is undertaken in line with survey guidelines (BCT, Collins (ed.), 2016). These surveys can take place between May – August.

The applicant intends to phase the development (the applicant has submitted a Statement ref. phasing of development 03.12.21) with demolition of the existing buildings coming later in the year, following survey work. The Local Planning Authority needs to ensure that the existing buildings are suitably protected during construction of the new proposals and ensure that robust bat surveys can be undertaken, in line with the advice above, before they are demolished or impacted in any way. Suitable mitigation and enhancement measures will be required as part of this work.

A careful condition will be required to secure this supplementary survey work and ensure the Local Planning Authority are fulfilling their statutory duty to protect ecological features. (Condition 19)

In addition to the consideration of bats, the identification of evidence of nesting birds within both buildings, means measures will need to be implemented to ensure demolition does not impact upon any nests. This would firstly involve the works (i.e. demolition) taking place outside of the nesting season (March – September typically). If this is not possible, a nesting / breeding bird survey of both building would be required prior to demolition (to be undertaken by a suitably qualified ecologist). If this identified any active nests, they would have to be monitored until the chicks have fledged prior to any works taking place.

In addition to this, details on how trees and hedgerows are to be retained, protected and enhanced shall be submitted to the LPA prior to commencement of works or any preparatory works. This information can form part of a Biodiversity Mitigation and Enhancement Plan (BMEP) which details enhancement measures such as integral bat and bird roosting and nesting provision, and shall include a Biodiversity Net Gain (BNG) assessment utilising the Defra Metric 3 to show how the proposals can achieve a minimum 10% biodiversity uplift. (condition 10).

Highways/Parking

The vehicular access into this site is retained in the north eastern corner of the site from Milland Road. The access road within the site is also in the same location along the northern boundary. The vehicle access is narrow and therefore turning heads are proposed on the site of the existing pavilions. The parking within the site is to be

Case No: 21/02789/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

formalised into parallel parking spaces. Where the road runs between the proposed pavilion and the northern boundary, a width of 3.7m is proposed in order to ensure sufficient access for emergency vehicles. The turning head at the end of the access road has also been checked to ensure it can accommodate a fire appliance. Cycle stands are being provided and located close to the entrance.

Therefore it is considered that the proposal provides sufficient parking provision and does not result in adverse harm to highway safety, in accordance with policy DM18 of the Winchester District Local Plan Part 2.

Drainage

The applicant has submitted the document, Foul & Surface Water Drainage Strategy Report; Doc ref: 21098-HYD-XX-XX-RP-C-7000; dated: 3 November 2021. The information indicates that surface water runoff from the proposed hardstanding areas will be managed through a cellular soakaway (infiltration). Additionally, surface water from the proposed permeable pitches will infiltrate to ground through some form of drainage underneath the pitches. This is acceptable in principle since the ground investigations showed that infiltration is feasible at the application site.

No objection is raised in terms of the risk of flooding from any source, whether fluvial or pluvial, at the application site. Hydrock's Foul and Surface Water Drainage Strategy Report, dated 3 November 2021, contains calculations and a layout plan for foul drainage for the Pavilion.

A condition is proposed to provide information relating to the size, quality and capacity check of the public sewer. (condition 4)

Archaeology

The proposal site lies to the south and east of an area known to contain archaeological remains, mostly of Roman date, but also early water channels (palaeochannels) which illustrate the early Holocene palaeotopography of this area.

Roman remains have been found over an extensive area in Highcliffe, the Milland Road / Portal Road area and further to the northwest at All Saints C of E Primary School. These include a number of cremation and inhumation burials; two early Roman (late 1st century / very beginning of the 2nd century) cremation burials were contained in urns and both were accompanied by a large quantity of other grave goods. Roman wall foundations and associated features and finds were identified during the construction of All Saints school in 1892. Roman coins, including early examples, have also been found across the area and flint artefacts have also reportedly been recovered. Taken together it is considered that these remains could indicate an area of Roman settlement and activity to the south-east of the defended Roman city.

Although the site is assessed as having archaeological potential, it is currently uncertain whether buried archaeological remains exist within the proposal area, particularly as this is likely to have suffered previous disturbance associated with the creation and continued use of the playing fields. As such it is not considered that archaeology will form an overriding consideration. However the current proposal will involve extensive groundworks which have the potential to reveal and adversely affect any buried archaeological remains that may exist here.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

In addition to buried archaeology considerations, the submitted Landscape and Visual Appraisal (LVA) indicates that the proposed pavilion would be present in distant views to / from the Scheduled Monument of St Catherine's Hill; the conclusion is agreed with in that there would be no significant visual change arising from the proposal in this regard.

The retention of the existing access off Milland Road is also welcomed as this retains the gate pillars and plaques erected as part of the original laying out of the playing fields (these are located outside of the red line area). The Design and Access Statement recognises the historic origins of these elements, which are of local significance. Photographs of the area included in the submission suggest that although outside of the scheme area there could be improvements to the historic gate pillars and plaques via careful cleaning, and through the sensitive design and re-siting of necessary signage to reduce visual clutter.

In conclusion, although there are no overriding archaeological concerns in respect of the current application, a programme of archaeological work to investigate, record, analyse and subsequently report on the archaeological evidence that would otherwise be destroyed by the proposed development should be secured through the attachment of suitable conditions to any planning consent that may be granted.

The pre-commencement condition is required to ensure that the archaeological works are agreed and implemented prior to any disturbance of archaeological deposits by the commencement of preparatory and / or construction works (conditions 5 and 6).

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.

Conclusion

The proposals are acceptable in principle and include a well-designed building which is befitting of the recreation ground and Winchester and makes a positive contribution to its city location. It will provide much needed facilities for this site and enable its continued positive contribution to the locality.

The application accords with the Development Plan and the following policies: DS1, MTRA1, CP6, CP7, CP13, CP14 and CP20 of Winchester District Local Plan Part 1, DM13, DM14, DM15, DM16 and DM17 of Winchester District Local Plan Part 2 and The High Quality Places SPD.

Recommendation

Application Permitted subject to the following conditions:

Conditions

Case No: 21/02789/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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 permitted shall be carried out in accordance with the plans and documents listed below unless otherwise agreed in writing by the local planning authority:

Site Location plan – 09
Existing site plan – 09002
Proposed 3D views – 06001
Proposed 3D views sheet 2 – 06002
Proposed site plan – 09003
Proposed ground floor plan – 01001
Proposed first floor and roof plan – 01002
Proposed elevations – 02001
Proposed sections – 03001
Tree protection plan 379-01-03B
Planting proposal – DH 379-01-04
Ecology Note produced by Eco Support (02.12.2021)
Statement ref. phasing of development (December 2021)

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. All hard and soft landscape works shall be carried out in accordance with the approved details as listed in condition 2. The works shall be carried out prior to the completion of the development hereby permitted or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

4. The drainage system shall be constructed in accordance with the Foul & Surface Water Drainage Strategy Report; ref: 21098-HYD-XX-XX-RP-C-7000. Any changes to the approved documentation must be submitted to and approved in writing by Local Planning Authority and Lead Local Flood Authority. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations.

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

5. No development or any works of site preparation shall take place until the applicant or their agents or successors in title have implemented a programme of archaeological mitigation works, in accordance with a Written Scheme of Investigation that has been

Case No: 21/02789/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

submitted to and approved by the local planning authority in writing. No development or site preparation shall take place other than in accordance with the Written Scheme of Investigation approved by the LPA. The Written Scheme of Investigation shall include:

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

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

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

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

7. No development shall take place until a “BREEAM excellent” design stage certificate for the whole development is submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with the approved details.

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

8. No development shall take place until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Traffic Management Plan shall include the following details:

- i. Construction Method Statement, including demolition activities.
- ii. Code of Construction Practice for all works and operations on the site.
- iii. Measures to be undertaken to minimise impacts on surrounding land.
- iv. Timetable and dates for stages of the development, including land restoration at the completion of construction works.
- v. Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- vi. Dust suppression, mitigation and avoidance measures.
- vii. Measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway.
- viii. 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.
- ix. Measures for minimising construction waste and provision for the re-use and recycling of materials.

Case No: 21/02789/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

- x. 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 etc.
- xi. Floodlighting and security lighting. (note: this must be directed in such a way as not to cause nuisance to adjoining properties or adjacent highway).
- xii. Use of fences and barriers to protect adjacent land, footpaths and highways.
- xiii. Development contacts, roles and responsibilities
- xiv. Public communication strategy, including a complaints procedure.
- xv. The type of equipment to be used and their hours of operation.
- xvi. Use of fences and barriers to protect adjacent land, footpaths and highways.
- xvii. Pest Control

The Construction Traffic Management Plan, Construction Method Statement, and Code of Construction Practice shall be adhered to throughout the duration of the construction period.

Note to applicant: Further information and guidance for developers on the bullet points above can be found on the Winchester City Council website:

<http://www.winchester.gov.uk/environment/pollution/construction-sites/>

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.

9. Details of any external lighting, shown on a plan in line with BCT and ILP 08/18 Guidelines, of the site shall be submitted to, and approved in writing by the local planning authority prior to implementation of any external lighting. 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). This should dovetail with any enhancement works including the installation of integral bat roost features which should remain unlit. The lighting shall be installed, maintained and operated in accordance with the approved details unless the local planning authority gives its written consent to the variation.

Reason: To protect the appearance of the area, the environment and local residents from light pollution and to prevent any negative impacts on vegetation, boundary features or buildings which may be utilised by wildlife especially bats for commuting, foraging and roosting.

10. Details of biodiversity enhancement measures shall be submitted to the Local Planning Authority for approval prior to commencement of the development hereby approved and should include details of planting provision and nest box provision for bats and birds. These measures shall be implemented in accordance with a timescale to be agreed with the Local Planning Authority.

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

11. Prior to the occupation of the building hereby permitted, a BREEAM 'excellent' post construction stage certificate shall be submitted to and approved in writing by the Local Planning Authority. The leisure centre shall be occupied in accordance with these findings.

Case No: 21/02789/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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. No external lighting, whether free standing or affixed to a structure, shall be provided to the outdoor sports pitch areas.

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

13 Protective measures, including fencing and ground protection, in accordance with reference to the tree protection plan 379-01-03B drawn by David Hares Landscape Architecture and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

Reason: To ensure the protection of trees which are to be retained.

14 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 tree protection plan 379-01-03B drawn by David Hares Landscape Architecture. Telephone 01962 848403. The protective fencing shall not be taken down or modified without prior consent from the Local Planning Authority.

Reason: To ensure the protection of trees which are to be retained.

15 No arboricultural works shall be carried out to trees without permission from the Local Planning authority

Reason: To ensure the protection of trees which are to be retained.

16 Any deviation from works prescribed or methods agreed in accordance with the tree protection plan 379-01-03B drawn by David Hares Landscape Architecture shall be agreed in writing to the Local Planning Authority.

Reason: To ensure the protection of trees which are to be retained.

17 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 protection of trees which are to be retained.

Case No: 21/02789/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

18 A pre-commencement meeting will be held on site before any of the site clearance and construction works begins. This will be attended by the site manager, the Arboricultural consultant and the LPA tree officer.

Reason: To ensure the protection of trees which are to be retained.

19 Where the approved development is to proceed in a phased manner over 1 year and 2 months, further supplementary ecological surveys for bats shall be undertaken to inform the preparation and implementation of corresponding phases of ecological measures required through the Ecology Note produced by Eco Support (02.12.2021). The supplementary surveys shall be of an appropriate type for the above species and survey methods shall follow national good practice guidelines. The phasing shall follow the approved Statement ref. phasing of development (December 2021) with demolition of the existing buildings to be undertaken once supplementary surveys are completed and subsequent recommendations shall be followed. The existing buildings, and potential bats within it, shall be protected from any disturbance during the first phases of development in line with the Statement ref. phasing of development (December 2021) and Ecology Note produced by Eco Support (02.12.2021).

Reason: To provide adequate mitigation and enhancement for protected species.

Informatives:

1. In accordance with paragraph 38 of the NPPF (July 2019), Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:
 - offer a pre-application advice service and,
 - update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

In this instance the applicant was provided with pre-application advice.

2. 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.

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

Local Plan Part 1 - Joint Core Strategy: MTRA4, CP6, CP7, CP11, CP13, CP14, CP19, CP20.

Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations: DM13, DM14, DM15, DM16, DM17

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

Case No: 21/02789/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

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. Where construction site working hours are limited by a planning condition you can apply under Section 74B of the Town and Country Planning Act 1990 which provides a temporary fast track to vary existing conditions.

<https://www.gov.uk/government/publications/construction-working-hours-draft-guidance/draft-guidance-construction-site-hours-deemed-consent>

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

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

For further advice 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>

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

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

The name of the planning officer who dealt with application

The application case number

Your contact details

The appropriate fee.

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

Case No: 21/02789/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

8. 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.