

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Case No:** 21/02419/FUL  
**Proposal Description:** Demolition of existing changing rooms and erection of 2 storey classroom.  
**Address:** Peter Symonds College Owens Road Winchester SO22 6RX  
**Parish, or Ward if within Winchester City:** St Paul  
**Applicants Name:** Mr Irfan Khan  
**Case Officer:** Mrs Megan Osborn  
**Date Valid:** 15 September 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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**General Comments**

**Application is reported to Committee as there were 8 objections from different households contrary to the officers recommendation.**

**Councillor Todd also requested for the application to be determined by Planning Committee, see Appendix 1.**

An application for new classrooms in this location was submitted and approved in 2017 (17/00964/FUL). The design of the building has been amended and this is now an application for a two storey educational building rather than art facilities.

**Site Description**

Peter Symonds School was previously located in Southgate Street in the late 1800's and moved to its current site in 1899. By the time the School converted to a Sixth Form College in 1974 a number of the buildings still in use today had already been built including the Northbrook Building and School House. Further buildings were completed in the following 15 years but since the start of the 1990's the College has grown, including the construction a number of major buildings, in response to growing student numbers and the need to provide additional facilities to meet the changing national curriculum. Peter Symonds Collage lies within a fairly central location of Winchester City and is bounded primarily by residential properties. To the south and west these are in the form of detached, semi-detached and terraced properties dating from the Victorian/Edwardian era. Larger detached dwellings set within sizable plots border the site to the north. To the west, the site is bordered by 2 and 3 storey residential blocks with a traditional 1960's appearance.

The sites main entrance is from Owens Road, however it has entrances from Bereweke Road and Hatherley Road. These all serve both pedestrians and vehicles. The existing building (proposed to be demolished) is of little architectural or historic value; it is home to sports changing rooms and was used originally in association with a swimming pool which was located between the building and Hatherley Road. The uneven ground in this location is a reminder of the lands previous use. Within the site of the proposed building also lies a bike store. As set out within the Design & Access statement this has become somewhat neglected with the students preferring to use new better located and more secure bike storage facilities. To the east of the existing building are a number of tennis courts, with parking beyond bordering Owens Road. The site is generally well screened from the public realm by mature trees and understory vegetation which help contribute to the pleasant verdant character of the College grounds. The majority of the buildings within the site are located to the north; running the width of the site centrally is an area of defined open space which enables long distance open views across the site, particularly from Owens Road to the east. The site slopes down from the north towards the Stockbridge Road to the south. The site is not within a conservation area, neither are there any listed buildings nearby. There are no tree preservation orders affecting the site, neither are there any public right of ways nearby to the proposed development.

**Proposal**

The proposal is for the demolition of the existing changing rooms and cycle stores on site  
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and the erection of a two storey classroom block containing 12 classrooms with associated facilities and landscaping located in the south eastern corner of the campus alongside the southern boundary which abuts Hatherley Road.

The proposal sits on the site of existing changing facilities which were previously associated with a swimming pool that was filled in in the 1970's. The proposals involve the demolition of this building as part of the scheme. Previously permission was granted by Winchester City Council under planning application 17/00964/FUL for the creation of a new Arts Faculty Building on the subject site, however, this permission has since lapsed.

This application seeks permission for a new scheme which responds to the current needs of the college to enable it to continue to provide high quality teaching for its students.

This proposal does not involve an increase to student numbers.

### **Relevant Planning History**

There have been a number of planning applications on this site, below are the most relevant to this application:

**17/00964/FUL** - The construction of a new Art Faculty Building, plus associated landscaping works, following the demolition of existing changing rooms and cycle store. PER 16th November 2017.

**20/00601/FUL** - Removal of the existing conservatory and replacement with a purpose built infill extension to the College Centre building. The existing conservatory provides learning support facilities and a therapy room. The new infill extension will continue to provide learning support facilities and a therapy room. Permitted 20th April 2020.

**21/01148/PRE** – Advice on a number of buildings on site. 27th May 2021.

### **Consultations**

Service lead – Environmental Services: Drainage:

No objections

Lead Flood Authority HCC:

The information submitted is acceptable and the applicant should proceed in relation to the submitted information. No objection, subject to condition 10

HCC Highway Authority:

No objections, subject to a condition regarding a Construction Management plan. (condition 7)

Service Lead - Public Protection: Environmental Protection:

No objection, subject to conditions regarding acoustics and a construction management plan (condition 8)

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

No objections

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

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No objection, subject to condition 12 and 13

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

No objections, subject to conditions 15-21

Southern Water:

No objections

**Representations:**

City of Winchester Trust: The concerns raised by local residents about the mass, bulk and setting of this proposal are entirely understandable. The College are submitting an application without a Masterplan for the site and any future expansion of student numbers. The Trust objects to this application on the grounds that it is contrary to a number of planning policies: DM14 (requirement of a masterplan), CP7 (presumption against the loss of sports facilities), DM5 and 6 (protecting open space and amenity open space), DM15 (protecting the character of the local area).

The local distinctiveness of this area is an urban streetscape of Victorian and Edwardian residential housing. The new building at the southern perimeter would change that. It would bring activity and noise close to housing. The "Proposed long south elevation" and "Proposed south (and west) elevation" give a misleading impression of a small, shed-like building. But the plans show a block of 12 classrooms with lower ground, ground and first floors in a prominent position on raised ground which would be taller than neighbouring houses.

12 letters received from 8 different households objecting to the application for the following reasons:

- This proposal is contrary to policy.
- It would not be sufficiently screened.
- There are better locations for this building on the site away from existing housing.
- Concerns regarding surface water runoff.
- This building is too large in this location next to residents.
- This will increase the number of students, which impacts on local residents.

1 neutral comment – requesting further consideration on the lighting proposed.

**Relevant Planning Policy:**

Winchester Local Plan Part 1 – Joint Core Strategy

DS1 – Development Strategy and Principles

WT1 – Development Strategy for Winchester

CP7 – Open Space, Sport and Recreation

CP10 – Transport

CP11 – Sustainable Low and Zero Carbon Built Development

CP13 – High Quality Design

CP15 – Green Infrastructure

CP16 – Biodiversity

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

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WIN1 – Winchester Town  
DM5 – Protecting Open Areas  
DM6 – Open Space Provision for New Developments  
DM14 – Masterplans  
DM15 – Local Distinctiveness  
DM16 – Site Design Criteria  
DM17 – Site Development Principles  
DM18 – Access and Parking  
DM19 – Development and Pollution  
DM20 – Development and Noise  
DM21 – Contaminated Land

National Planning Policy Guidance/Statements:  
National Planning Policy Framework

Supplementary Planning Guidance  
Residential Parking Standards December 2009  
High Quality Places March 2015

## **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 is within the defined built-up area of Winchester where development is acceptable in principle as set out by policy DM1 of the LPP2. The building proposed is related to the function of the College as an educational institution and in this instance, providing much needed classrooms. The retention and development of facilities and services is encouraged by policy CP6 of the LPP1.

Policies CP7 of the LPP1 and DM5 of the LPP2 resist the loss of open space. The land containing the open playing fields between the main campus to the north and the location of the existing building are open spaces within the Campus protected by policies CP7 and DM5.

The proposal is to be predominately sited outside of protected open space however a small amount to the north will be within this defined area (currently bike shelters). It is however considered that this proposal safeguards the openness of the playing field area in both visual and recreational terms. The proposal would be in place of the existing bike shelters and a larger form of development was permitted to this previously in the same location. Alternative locations were explored in the centre of the open space and at the north-west and have been found to be both more visually intrusive and to have negative effects on the recreation value of the open space. As such, although the proposal will see some loss of defined open space, this loss isn't considered to have a significant impact on this space. There are community benefits to the development in terms of providing

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much needed teaching space for pupils and members of the public attending extracurricular activities. Provision for development with defined open spaces is provided for within policy CP7 and in this instance it can be demonstrated that these have been met in terms of community benefits. It has been determined that alternative locations would have greater implications to this space. The small encroachment into a less important part of the open space is not considered significantly harmful in terms of its function and use, its loss therefore isn't substantial to the extent to warrant refusal in this application.

The proposals must meet the highest standards of design as required by policies CP13 of the LPP1 and DM15 to DM17 of the LPP2 and the Supplementary Planning Guidance 'High Quality Places'. Although the design has been amended since the previous scheme was approved, it is considered that the proposed building is of a high quality design.

CP11 requires non-residential development to meet BREEAM 'Outstanding' unless it can be adequately demonstrated that this standard is not practical or viable to achieve. The applicant has undertaken a detailed BREEAM pre-assessment exercise in order to quantify what level of BREEAM is likely to be possible. The information submitted suggests BREEAM Outstanding would be unlikely due to the location and condition of the existing site. It is likely therefore that a level lower than Outstanding would be accepted here and the applicants have submitted a report which outlines why it is considered that achieving 'Outstanding' is not practical or viable in this instance. The report indicates that they are meeting the highest possible standards within the constraints of the site, and that a number of the measures required to reach the 'Outstanding' level would have negative impacts on neighbours or the sites visual amenities. Condition 14 is added to ensure that the development meets the highest practical and viable BREEAM level.

A previous application for classrooms and art facility was permitted on the same site as this (17/00964/FUL). The previous proposal was for accommodation over three levels and it had a different design to the one proposed. Therefore the principle of a building in this location has already been set and this proposed building is smaller in scale and prominence.

Policy DM14 states that on sites such as the Peter Symonds College, the Council will seek to ensure that proposals form part of a long term masterplan for the site. Significant development should be in accordance with agreed masterplans. There is an agreed masterplan which dates from 2000; however this is now outdated in respect of the future projects identified within it. A draft replacement masterplan for this site has been submitted within the past few months as part of the application process as recommended by Policy DM14 and is being considered separately by officers. Although the masterplan has not yet been finalised, the current proposal does forms part of the draft long term masterplan for the site as sought by policy DM14.

In view of its compliance with the emerging masterplan and the acceptability of the proposal in terms of other requirements of the development plan, it is not considered reasonable to delay a decision on this application until the masterplan can be finalised and agreed. However, this should be pursued as a matter of urgency prior to further development proposals.

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.

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Impact on character of area and neighbouring property

The proposal is in a location where the vast majority of the building is located outside the designated open green space on the college, which is considered acceptable as explained above.

In addition to this, the building is proposed at this location as it would replace an existing built form (the changing rooms of the former swimming pool and the existing cycle stores). Although this building is larger in mass than the existing building it utilises the contours of the site and digs the building into the slope reducing its built form. Therefore it is considered that the overall accumulative effect of this building would not result in a scale and mass that would be detrimental to the character of the area.

The building is of a high quality design that would enhance this location on the campus. The materials proposed would be in keeping with the houses to the south and the buildings at the college, and would not result in an incongruous feature in this 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 along with the landscaping proposed 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.

When considering the building in relation to neighbouring amenities, the nearest dwelling directly to the south is side-on onto the road and actually fronts on to Cranworth Road. This dwelling is 27 Cranworth Road and it is approximately 29m from the side of the proposed building to the side of this dwelling house. There is a slightly closer dwelling, 26 Cranworth Road, which is approximately 28m away to the nearest corner of this dwelling, although this is at an angle to the proposed building.

The proposed building is located behind the tree belt that forms the boundary with Hatherley Road and the height of the proposed building is below that of the existing trees.

Given the height of the proposed building, the distances away and the location of these neighbouring properties to the south of the site it is considered that the proposed building would not result in any material planning harm in terms of overbearing or overshadowing.

The windows proposed on the southern elevation are for a central corridor to access classrooms on either side, which also have windows on this elevation. The windows are kept to a minimum on this elevation and have sun shading in the form of a brise soleil on these windows. Although there are windows on the side elevation of 27 Cranworth Road, given the distance away (29m) and the use of the proposed building as classrooms, it is not considered that this would result in any unacceptable overlooking that would warrant the refusal of this application.

Additionally, the proposed access into this building is on the northern elevation, away from the southern side of the site and therefore further away from the residents on Hatherley Road, which would reduce the potential of noise from the use of the building.

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

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acceptable in accordance with DM17 of the LPP2.

Landscape/Trees

The proposed building was assessed as being largely unseen from Hatherley Road due to existing vegetation, and the additional planting would augment the screen of shrubs and pine trees. A planting plan and a maintenance plan have been provided and were found acceptable.

The tree protection plan submitted is important in order to protect the existing trees. The applicant has submitted Tree Protection Plan and Arboricultural Report which should be adhered to and conditions 15-21 will ensure this.

Therefore the proposal complies with policy DM24 of the LPP2.

Ecology

An Ecological Appraisal (Middlemarch environmental RT-MME-156053-01) was submitted as part of this application. Various recommendations have been made within including the carrying out of further surveys. These have been carried out in the form of Middlemarch Dusk Emergence and Endoscope Bat Surveys report of November 2021. This is found acceptable and all reports have been conditioned. (Condition 12)

The report also recommends opportunities to deliver biodiversity gains in line with National aspirations in the NPPF and the recent the Environment Act 2021, this has also been conditioned. (Condition 13)

Therefore this application is in accordance with planning policy CP16 of the LPP1 and DM15 of the LPP2 and Habitats Regulations.

Highways/Parking

Given the nature and context of the site, it is not considered that this proposal would lead to any material detrimental impact upon the public highway in regard to highway safety or Traffic Generation.

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

Noise

A noise report was submitted as part of this application and appropriate internal noise criteria has been provided in accordance with the requirements. The environmental protection officer has not raised any concerns regarding this building and its use and a condition has been proposed to keep the noise of the ventilation to a minimum noise level appropriate for this site. (condition 8)

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

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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 College and generally makes a positive contribution to its city location. It will provide much needed permanent classrooms for the College and enable its continued positive contribution to the locality.

The application accords with the Development Plan and the following policies: DS1, MTRA1, MTRA3, CP2, CP3, CP11, CP12, CP13, CP14 and CP16 of Winchester District Local Plan Part 1, DM1, DM2, DM14, DM15, DM16, DM17 and DM18 of Winchester District Local Plan Part 2 and The High Quality Places SPD.

**Recommendation**

Application Permitted subject to the following conditions:

**Conditions**

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

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

2. The development hereby approved shall be carried out in accordance with the following approved plans and reports;

- 002 P01 – Existing site extract plan
- 003 P01 – Proposed site location plan
- 011 P01 – Proposed site extract plan – site analysis Level/landscape
- 012 P01 – Proposed site extract plan – site analysis Site Access
- 013 P01 – Proposed site extract plan – Site analysis Frontages/materials
- 014 P01 – Proposed site extract plan – Initial design consideration
- 101 P01 – Proposed lower ground floor plan
- 102 P01 – Proposed ground floor plan
- 103 P01 – Proposed first floor plan
- 104 P01 – Proposed roof plan
- 15011-7 - Tree Protection Plan
- 1621-0101 – Detailed planting plan
- 201 P01 – Proposed elevations north and east
- 202 P01 – Proposed elevations south and west
- 400 P01 – Proposed long sections
- 401 P01 – Proposed long south elevation
- 402 P01 – 3D views sheet 1
- 403 P01 – 3D views sheet 2
- 404 P01 – 3D view sheet 3
- Acoustic Design Criteria VA3773.210827.ADC
- Tree report - 15011-AA7-CA
- Ecology report - Middlemarch environmental RT-MME-156053-01
- College Travel Plan 2021-2026 – 303430 Rev 3

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Reason: To ensure the avoidance of doubt and the satisfactory appearance of the development.

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

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

4. All 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.

5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected and the proposed hardstanding design and materials. The details provided shall be completed before the development is occupied. Development shall be carried out in accordance with the approved details.

Reason: To improve the appearance of the site and in the interests of the visual amenities of the area.

6. No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the lower ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority. The works hereby permitted shall be carried out in accordance with the approved details.

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

7. Prior to work commencing on the site, including demolition/removal of existing structures, A Construction Traffic Management Plan should be provided to minimise and provide mitigation where possible for the impact of the construction period and should include, but not be limited to the following

- (a) A programme of and phasing of demolition (if any) and construction work;
- (b) The provision of long term facilities for contractor parking;
- (c) The arrangements for deliveries associated with all construction works;
- (d) Methods and phasing of construction works;
- (e) Access and egress for plant and machinery;

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- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas.

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason: To ensure that the development is carried in a satisfactory manner in the interests of the amenities of the nearby residential properties.

8. Before mechanical ventilation is installed and operated on the premises, a full acoustic report (with a scheme of attenuation measures) shall be submitted and approved in writing by the Local Planning Authority. The equipment shall be installed and maintained in accordance with the approved scheme.

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

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

Reason: In the interests of highway safety.

10. The drainage system shall be constructed in accordance with the Drainage Statement ref: 5016157. 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 the surface water strategy.

11. 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.

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12. Works shall be carried out in full accordance with the specific recommendations and mitigation measures set out in the submitted ecology reports, Middlemarch Environmental Ltd Preliminary Ecological Appraisal (PEA) of 07/09/21 RT-MME-156053-01 and the Preliminary Bat Roost Assessment Report RT-MME-156053-02 and The Middlemarch Dusk Emergence and Endoscope Bat Surveys report of November 2021 RT-MME-156355.

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

13. 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.

14. Prior to the commencement and then prior to occupation of the development hereby permitted, detailed information demonstrating that the building meets BREEAM level excellent or above shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

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

15. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference 15011-AA7-CA written by Chris Alder of Barrel Tree Consultancy 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 and long term viability of retained trees, to minimise impact of construction activity and to safeguard the amenity value that the identified trees have within the surrounding area.

16. 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 15011-AA7-CA. Telephone 01962 848210

Reason: To ensure the protection and long term viability of retained trees, to minimise impact of construction activity and to safeguard the amenity value that the identified trees have within the surrounding area.

17. The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848210

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Reason: To ensure the protection and long term viability of retained trees, to minimise impact of construction activity and to safeguard the amenity value that the identified trees have within the surrounding area.

18. No Arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal and Method Statement 15011-AA7-CA.

Reason: To ensure the protection and long term viability of retained trees, to minimise impact of construction activity and to safeguard the amenity value that the identified trees have within the surrounding area.

19. Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement 15011-AA7-CA shall be agreed in writing to the Local Planning Authority.

Reason: To ensure the protection and long term viability of retained trees, to minimise impact of construction activity and to safeguard the amenity value that the identified trees have within the surrounding area.

20. 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 and long term viability of retained trees, to minimise impact of construction activity and to safeguard the amenity value that the identified trees have within the surrounding area.

21. 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 Local Planning Authority Tree Officer.

Reason: To ensure the protection and long term viability of retained trees, to minimise impact of construction activity and to safeguard the amenity value that the identified trees have within the surrounding area.

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

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

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**Informatives:**

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Part 1 (2013):

DS1 – Development Strategy and Principles

WT1 – Development Strategy for Winchester

CP7 – Open Space, Sport and Recreation

CP10 - Transport

CP11 – Sustainable Low and Zero Carbon Built Development

CP13 – High Quality Design

CP15 – Green Infrastructure

CP16 – Biodiversity

Winchester District Local Plan Part 2 (2017):

WIN1 – Winchester Town

DM5 – Protecting Open Areas

DM6 – Open Space Provision for New Developments

DM14 – Masterplans

DM15 – Local Distinctiveness

DM16 – Site Design Criteria

DM17 – Site Development Principles

DM18 – Access and Parking

DM19 – Development and Pollution

DM20 – Development and Noise

DM21 – Contaminated Land

Residential Parking Standards December 2009

Winchester District High Quality Places Supplementary Planning Document 2015

National Planning Policy Framework (NPPF) 2012

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

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

4. 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

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

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

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

For further advice 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](http://www.winchester.gov.uk)

8. A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk)

9. A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk)

**Appendix 1**

**Case No: 21/02419/FUL**



WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**From:** Martin Tod (Cllr)

**Sent:** 07 November 2021 23:32

**To:** Megan Osborn

**Subject:** FW: Peter Symonds College - application for new classroom block 21/02419/FUL

Dear Ms Osborn,

I'm fairly certain there are enough objections to ensure that this goes to committee, but in case there aren't, please can I request that it does (should you be minded to permit) in light of the large number of objections to the proposals.

Best wishes,

Martin Tod

**Cllr Martin Tod**

Councillor, St Paul ward, Winchester City Council

Cabinet Member for Economic Recovery

**Case No: 21/02419/FUL**