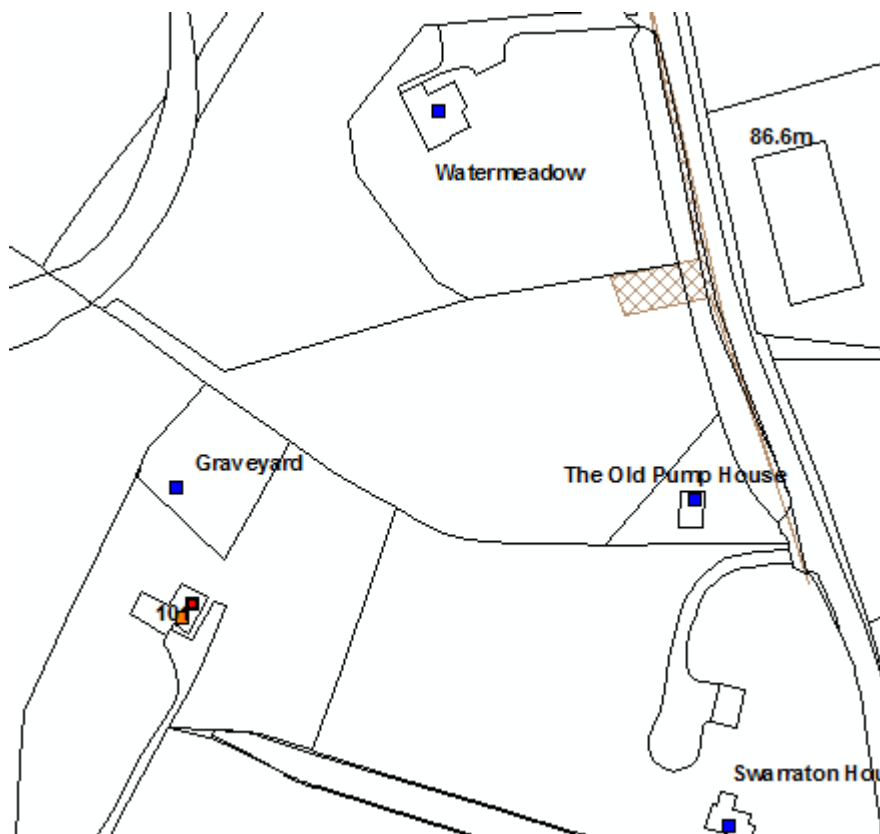


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 21/01536/HOU
Proposal Description: New vehicular field access
Address: 101 Grange Park Northington SO24 9TG
Parish, or Ward if within Winchester City: Northington
Applicants Name: Mr and Mrs Scot Lavers
Case Officer: Jordan Wiseman
Date Valid: 2 June 2021
Recommendation: Approval

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

Pre Application Advice: None



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General Comments

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

An amended site plan was received on 04.10.2021. This was submitted in order to provide clarification as to highlight the field the proposed access is to serve and also shows an access gate set back of 6 meters. Hampshire county council highways were re-consulted on the amended plan as per their request regarding the access gate set back.

Site Description

The application site comprises a modest agricultural field with no existing vehicular access; the only access to the field as existing is via the primary access serving the applicants residential property. It is situated outside of a defined settlement boundary and as such is located within the countryside. The site is situated adjacent to and to the North/East of the residential property 101 Grange Park. The site is also located to the West of and set back off of the B3046 and currently the site is screened from the B3046 by dense vegetation and large mature trees along with a low level timber fence, which forms the sites boundary treatment along its Eastern boundary; boundary treatment along the Northern, Southern and Western boundaries are formed by a low level timber fence and low level vegetation. The application site slopes down steeply away from the B3046 towards the West where a modest stream runs past the site. The character of the area is rural which is demonstrated by the surrounding open arable fields, sparsely separated dwellings and densely vegetated roadsides.

Proposal

The proposal is for the creation of a new vehicular access off of the B3046 to serve an existing agricultural field in order to make servicing the field more achievable. The proposed access off of the B3046 is to have a width of approximately 4 metres and will be set back into the site by approximately 6 metres where a new timber/metal access gate is proposed into the site and this will be the same height as the existing timber fence featured along this side of the B3046.

Relevant Planning History

None

Consultations

WCC Service Lead for Special Maintenance - Drainage: No objection subject to drainage detail.

Hampshire County Council - Highways: No objection subject to recommended conditions.

WCC Service Lead for Built Environment - Historic Environment: No objection

WCC Service Lead for Environmental Services – Landscape: No objection

WCC Service Lead for Built Environment - Archaeology: No objection

Historic England – No objection

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Representations:

Northington Parish Council: No objection

7 letters received from separate households objecting to the application for the following reasons:

- Highway safety
- Flood Risk/Drainage
- Use of the existing site
- Proposed use of the site
- Materials proposed for the surfacing of the new access

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

- DS1 - Development Strategy and Principles
- CP10 Transport
- CP13 - High Quality Design
- MTRA1 - Development Strategy Market Towns and Rural Area
- MTRA4 – Development in the Countryside

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

- DM1 – Location of New Development
- DM10 – Essential Facilities & Services in the Countryside
- DM15 – Local Distinctiveness
- DM16 – Site Design Criteria
- DM17 – Site Development Principles
- DM18 – Access and Parking
- DM23 – Rural Character
- DM25 – Historic Parks and Gardens
- DM26 – Archaeology
- DM29 – Heritage Assets

National Planning Policy Guidance/Statements:

- National Planning Policy Framework
- National Planning Practice Guidance
- National Design Guide

Supplementary Planning Guidance

- WCC High Quality Places

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Planning Considerations

Principle of development

Paragraph 47 of the National Planning Policy Framework requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The application site is situated outside of a defined settlement boundary and as such is located in the countryside where the principle of creating a new access serving a field is generally acceptable provided the development accords with the policies of the development plan and unless material planning considerations indicate otherwise. Planning permission is required because the proposal will create a new access onto a classified road.

Design/layout

The proposal seeks to create a new access off of the B3046 into the North/Eastern corner of an existing agricultural field. The new access proposes a width of approximately 4 metres and a depth of approximately 6 metres and will comprise a new access gate constructed from timber/metal and will be at the same height as the existing boundary fence featured along the B3046 along with new hard surfacing in the form of concrete. Due to the proposed hard surfacing being concrete and non-permeable, the council's drainage engineer was consulted but no objection was raised subject to the submission of further detail explaining how drainage/surface water run-off is to be dealt with. Further drainage details have not yet been submitted however these can be controlled via the recommended conditions attached to this report (condition 4). The size of the new access is considered to be modest and proportionate in scale in relation to the existing field; the materials proposed in the finishing of the access and the new gate are considered to be of high quality and respect the site's agricultural character. Due to the site being situated within a registered Park and Garden the council's Archaeology officer was consulted but no archaeological concerns were brought to attention and no objection raised.

The existing field is classed as being agricultural although currently it is not being used for a particular agricultural use. The proposed new access is required in order to allow the field to be better serviced/accessed so that it can be used more effectively for a particular agricultural usage. Currently there is only access into the existing field the applicants residential property '101 Grange Park'.

Based upon the above assessment it is considered that the proposal complies with policies DS1, MTRA1, MTRA4 and CP13 of the Winchester District Local Plan Part 1, DM1, DM10, DM15 of the Winchester District Local Plan Part 2 (2017) and the WCC High Quality Places SPD.

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Impact on character of area

The application site falls within the grounds of a registered Park and Garden belonging to the Grange (a grade II* listed building) and is located within the countryside, as such particular consideration must be given to policy DM25 (Historic Parks and Gardens) and policy DM23 (Rural Character). The proposal seeks a new vehicular access into an agricultural field; vehicular access into agricultural fields are often a common feature within rural areas so that fields can be adequately serviced and maintained, thus it is considered that a new access in this location would not result in an incongruous feature upon the character of the area. The materials proposed within the construction of the new access are sympathetic to the rural context of the area. The council's Landscape officer was consulted following which further clarification on the process involved in constructing the new access was submitted by the applicant, and no objection was raised.

The proposed new access seeks to alter a modest section of the eastern boundary of the field and a new timber/metal gate will replace an existing section of low level timber fencing along with an area of concrete hard surfacing; given the modest nature of the development, it is not considered that any adverse impact can be demonstrated upon the character and significance of the registered Park and Garden. The council's Historic Environment officer was consulted upon the proposals to which no objection was raised.

The application site is located immediately to the rear of the applicant's property '101 Grange Park' which currently is served via a single and primary vehicular access and it is understood that this vehicular access would not be appropriate for large agricultural machinery to traverse. The proposed new access has been referred to as an 'ancillary' access. The new access proposed however is not to be used for vehicles to gain access to the residential property and will not be used as a secondary/dual access to this property; properties within the surrounding area are all accessed via one single vehicular access and as a result, if the new access were to be used as a secondary/dual access this would be out of keeping with the character of the area. A condition is recommended to ensure that the new access shall be used only to access the agricultural field and not at any time to access the residential property (condition 5).

Based upon the above assessment it is considered that the proposal complies with policy CP13 of the Winchester District Local Plan Part 1, policies DM15, DM16, DM23 and DM25 of the Winchester District Local Plan Part 2 and the WCC High Quality Places SPD.

Impact on Residential Amenity

'The Old Pump House' (to the South) and 'Watermeadow' (to the North West) are the closest residential properties located either side of the proposed access. Due to the nature of the proposed development no adverse impact is demonstrated upon residential amenity by way of overlooking, overshadowing and overbearing. There is significant distance between the two dwellinghouses and the proposed siting of the new access and as such it is not considered that any significant adverse impact, by way of noise generated by the comings and goings of vehicles, can be demonstrated.

Based upon the above assessment it is considered that the proposal complies with policy DM17 of the Winchester District Local Plan Part 2 (2017).

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Highways/Parking

As part of this application a highways technical note and site plan was submitted which demonstrates acceptable visibility splays and a gate/entrance setback of 6 metres from the roadside as requested by HCC Highways.

It was requested by the council to HCC Highways to share crash data for the B3046 in order to understand the number of serious highway incidents which have occurred along this particular stretch of the B3046 where the new access is proposed to be situated. HCC Highways duly shared this information with the council and the data received confirms that between 01.06.2016 and 31.05.2021 no serious accidents were recorded on this part of the B3046.

HCC Highways were also formally consulted upon the applications proposals to which no objection was raised subject to a recommended condition (condition no.6) which ensures that the required visibility splays are maintained.

Based on this no adverse impact can be demonstrated on highways or parking. The application complies with policy CP10 of the Winchester District Local Plan Part 1 & DM18 of the Winchester District Local Plan Part 2 (2017).

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

In conclusion, the proposed development is considered to be in accordance with the development plan and national planning policy and is recommended for approval.

Recommendation

Approval subject to the following conditions:

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

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

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

New field access Layout (contains site location plan, access layout site plan, proposed elevation, section, access gate plan) – Drawing no. P01 REV B.

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

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3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in section 5 (materials) of the associated application forms.

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

4. Detailed proposals for the disposal of surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. Development shall be undertaken in accordance with the approved details and thereafter retained.

Reason: To ensure satisfactory provision of surface water drainage

5. The new vehicular access hereby approved shall provide access to the land as highlighted in the submitted drawing 'New field access Layout – Drawing No. P01 REV B' and shall not at any time provide vehicular access to '101 Grange Park'.

Reason: To accord with the terms of the application and in the interests of the amenities of the area.

6. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 0.6 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason: To provide satisfactory access and in the interests of highway safety.

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Informatives:

1. In accordance with paragraph 38 of the NPPF (July 2018), Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

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

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

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

Local Plan Part 1 - Joint Core Strategy: DS1, CP.10, CP13, MTRA1, MTRA4

Local Plan Part 2 - Development Management and Site Allocations: DM1, DM10, DM15, DM16, DM17, DM18, DM23, DM25, DM26, DM29

High Quality Places SPD

3. This permission is granted for the following reasons:

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

4. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays.

Flexibility of hours may be acceptable due to the Covid-19 emergency in line with the Business and Planning Bill 2019-21 <https://services.parliament.uk/Bills/2019-21/businessandplanning.html>

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

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

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

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