

WINCHESTER CITY COUNCIL
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Reasons for Recommendation

The development is recommended for permission as it is considered that no significant additional adverse impact is demonstrated upon the character and appearance of the existing building and the surrounding area and the proposal would not harm neighbouring residential amenity. The development does not raise any material matters that would sufficiently weigh against the granting of planning permission.

The proposal is an Advertisement Consent. Planning Guidance specifies that 'Advertisements are controlled with reference to their effect on amenity and public safety only, so the regime is lighter touch than the system for obtaining planning permission for development.'

General Comments

The application is reported to Committee as 1 objection comment has been received and the applicant is Winchester City Council. The application will be determined by the Council as Local Planning Authority based on relevant policy, legislation and material considerations.

Amendments to Plans Negotiated

None

Site Description

Kings Walk is an existing shopping area with the centre of Winchester, close to the High Street and other commercial facilities.

The building consists of a 4-storey building which uses a dark brick on the ground floor and clay tile hanging on the remainder of the building. The building surrounds The Antiques Market (otherwise known as 'The Nutshell'), a separated building which is classed as a non-designated heritage asset.

The ground floor consists of commercial units which face toward a central courtyard (and The Antique Market). The arcade is accessed from Middle Brook Street and Tanner Street.

The upper floors hold a commercial use class and are currently not occupied.

The entire site sits within an area designated for regeneration. The site also sits within the Winchester Conservation Area but is not a listed building.

The surrounding area is commercial in nature and characterised by the large Brooks Shopping Centre, a supermarket, service areas for High Street shops, a car park and a medical facility.

Proposal

The proposal is an Advertisement Consent application for the following:

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Middle Brook Street, Silver Hill and Tanner Street - existing brick wall, columns and panels at ground and partially first floor level painted Anthracite Grey as a backdrop, with 'Kings Walk' signage and graphic rings painted on top.

Silver Hill - powder coated steel doors with vision panels and powder coated solid steel panels above, shop names to be applied in black vinyl to solid panels above doors.

Silver Hill - Central Winchester Regeneration logo applied to door at eye level.

Middle Brook Street - vinyl lettering signage applied to first floor window.

Consultations

Service Lead for Built Environment - Historic Environment & Urban Design

- No objection
- Concerns over painting the exterior ground wall however this does not require permission.
- The proposal would have a neutral to (very minor) adverse impact on the character and appearance on this part of the Conservation Area

Hampshire County Council – Highway Authority

- No objection

Representations:

City of Winchester Trust

- Object - Temporary proposals to decorate the brick walls in Silver Hill and Tanner Street are unnecessary adornment and inappropriate to the character of the conservation area.

2 supporting representations received from different addresses citing the following material planning reasons:

- Recent changes to the area have improved anti-social behaviour issues.
- Project is vital to 'reclaim' Kings Walk for the public and create a space for the public to enjoy which can be an incubator for businesses.
- Requests the outside space is shared equally between tenants.

Relevant Government Planning Policy and Guidance

National Planning Policy Framework

Section 2 Achieving Sustainable development

Section 4 Decision Making

Section 6 Building a strong, competitive economy

Section 7 Ensuring the vitality of town centres

Section 8 Promoting healthy and safe communities

Section 11 Making effective use of land

Section 12 Achieving well designed places

Section 14 Meeting the challenge of climate change, flooding and coastal change

Section 16 Conserving and enhancing the Historic Environment

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National Planning Legislation

Section 66 of Planning (Listed Building and Conservation Areas) Act 1990

Section 72 of Planning (Listed Building and Conservation Areas) Act 1990

National Planning Practice Guidance

Climate Change

Consultation and pre-decision matters

Design: process and tools

Environmental Impact Assessment

Flood risk and coastal change

Planning Obligations

Use of planning conditions

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1). DS1 – Development Strategy and Principles

Policy DS1 – Development Strategy and Principles

Policy WT1 – Development Strategy for Winchester Town

Policy MTRA1 – Development Strategy Market Towns and Rural Areas

Policy MTRA2 – Market Towns and Larger Villages

Policy CP8 – Economic Growth and Diversification

Policy CP9 – Retention of Employment Land and Premises

Policy CP13 – High Quality Design

Policy CP16 – Biodiversity

Policy CP17 – Flooding, Flood Risk and the Water Environment

Policy CP19 – South Downs National Park

Policy CP20 – Heritage and Landscape Character

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

Policy WIN1 – Winchester Town

Policy WIN2 – Town Centre

Policy WIN3 – Views & Roofscape

Policy WIN4 – Silver Hill Mixed Use Site

Policy DM1 – Location of new development

Policy DM7 – Town, District and Local Centres

Policy DM8 – Primary Shopping Frontage

Policy DM9 – Secondary Shopping Frontage

Policy DM15 – Local Distinctiveness

Policy DM16 – Site Design Criteria

Policy DM17 – Site Development Principles

Policy DM18 – Access and Parking

Policy DM20 – Development and Noise

Policy DM26 - Archaeology

Policy DM27 – Development in Conservation Areas

Policy DM29 – Heritage Assets

Policy DM31 – Locally Listed Heritage Assets

Policy DM33 – Shopfronts

Policy DM34 - Signage

Supplementary Planning Document

Central Winchester Regeneration Supplementary Planning Document

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Design Guidance for the Control of Shopfronts and Signage
National Design Guide 2019
High Quality Places 2015
Air Quality SPD September 2021
Residential Parking Standards December 2009
Winchester Conservation Area Appraisal
Winchester Conservation Area Review
Winchester Conservation Area Strategy

Other relevant documents

Climate emergency declaration carbon neutrality action plan 2020-2030
Statement of Community Involvement 2018 and 2020
Biodiversity Action Plan 2021
Historic England Guidance
Constructive Conservation in Practice 2008
Constructive Conservation Sustainable Growth for Historic Places 2013
Conservation Principals Policies and Guidance 2008
Historic Environment Good Practice Advice in Planning: Published 30 June 2020
Winchester Future 50 Conservation Area Project 2018-2020

Planning Considerations

Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 47 of the National Planning Policy Framework (NPPF, 2021) requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The proposal is an Advertisement Consent. Planning Guidance specifies that 'Advertisements are controlled with reference to their effect on amenity and public safety only, so the regime is lighter touch than the system for obtaining planning permission for development.'

The guidance continues to clarify that the factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest.

Advertisements are controlled by the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended). The legislation sets out a number of advertisement features which can be completed without the need for Advertisement Consent and also sets out standard conditions which must be applied to each consent given.

The advertisements within this application are not considered to benefit from deemed consent under the Regulations, hence an application is required.

The WCC Local Plan Part 2 Policy DM33 (Shopfronts) require alterations to alter or replace existing shopfronts will only be permitted if the alterations continue to preserve or enhance the character of the area and relate closely to the overall character of the building in terms of scale and size.

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Policy DM34 (Signage) would allow adverts that do not contribute to visual clutter or detract from architectural features of the building. The policy continues to clarify that 'signage will be expected to be located at fascia level, unless replacing existing historic signs'.

The Design Guidance for the control of Shopfronts and Signs is also a key document which is an adopted supplementary planning document. This is assessed throughout the report.

The application site sits within an area allocated for regeneration. Policy WIN4 of the LPP2 sets out the expectations for development within this area. In addition, the Central Winchester Regeneration Supplementary Planning Document has assessed the development potential of the area and all applications must comply with this document.

The advertisement proposals within the application involve an existing building and are part of a wider improvement project being undertaken by the applicant as a meanwhile use, which is an approach supported by the SPD.

The advertisement consents support the mixture of uses in the area and do not restrict the future development of the site for regeneration purposes.

As a result, the proposals are therefore considered by officers to comply with the expectations of policy WIN4 of the LPP2 and the SPD.

The principle of including an advertisement is acceptable in principle subject to compliance with the policies of the Development Plan.

Assessment under 2017 EIA Regulations.

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 considered to be required.

Impact on character and appearance of area

The existing area is characterised by a mixture of buildings and uses. The majority of buildings, including the application site, are of a post-war era however as expected within the historic core of the city there are buildings of heritage importance spread across the area.

Tanner Street, Silver Hill and Middle Brook Street contain a variety of building heights however there is a strong commercial dominance to the area including retail, professional services and service areas.

Kings Walk itself is a dominant building in the area which is highly visible.

The proposed adverts will be considered individually below before an assessment is made on them as a whole.

Across Middle Brook Street, Silver Hill and Tanner Street the applicant has included the
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painting of the ground and partially the first floor level as being painted in Anthracite Grey with 'Kings Walk' signage and graphic rings being painted. Comments have been raised by the council's Historic Environment team and external bodies regarding this aspect of the proposal, stating it is unnecessary and does not support the character of the area, being a conservation area.

Whilst these comments are noted, the painting of an exterior wall of an unlisted building in a conservation area does not require consent (or advertisement consent) in itself. It is however acknowledged that the circular graphics do form part of the wider rebranding of the building and it is therefore important to assess the impact of the scheme as a whole. Whilst the comments are appreciated, it is considered that the introduction of painted features onto this elevation is a benefit to the scheme as it provides the building with a common themed identity and activates the public perception of this building which, at present, is visibly in a largely unoccupied state save for the businesses on the ground floor. The colours chosen are a contemporary intervention and do not harm the character of the area or provide unnecessary visual clutter.

On Tanner Street, the circular graphics continue onto large existing wooden doors which currently serve a bin store. Whilst larger than the neighbouring counterparts this is not considered harmful.

Silver Hill contains the aforementioned painted features. Existing opening will also be altered to include doorways with shop names to be applied in black vinyl above the doors. The signs are small scale and fitting for the building and do not detract from the area.

The 'Central Winchester Regeneration' logo on Silver Hill is small scale and is not harmful.

The Silver Hill junctions with Middle Brook Street and Tanner Street also have a clear view of the corner signage which wraps around the building. This signage is painted onto the existing brick wall (to be painted Anthracite Grey) and is of an appropriate scale. The use of a light coloured text on a dark background is also supported by the signage SPD.

On Middle Brook Street, vinyl lettering is to be applied to a first floor window which is a subtle advertisement and is acceptable. The signage SPD does resist window advertisements however the alternative on this elevation would be to paint directly onto tile hanging which would not provide a clean finish as expected for this area. The sign is also small scale and is not considered to be harmful.

None of the signs are illuminated. Drawings do make mention of illuminated signage to soffits within the building itself however these do not require Advertisement Consent and have been included for information.

As a whole, the advertisements are a simplistic but contemporary addition to the building which respects the local varied character. The scale of the signage is appropriate. Whilst the corner signage is larger it is not considered to be dominant and is modest compared to the scale of the building in line with the requirements of the signage SPD.

The materials chosen, mostly vinyl and paint are acceptable as they do not provide a 'glossy' finish. Whilst the window vinyl may provide a view of lower quality compared to the paint this is not adversely harmful.

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The site is within the Winchester Conservation Area and this is discussed in further detail later in the report.

Based upon the above assessment the proposals it is considered that the proposed development will not result in significant additional adverse impact upon the character and appearance of the existing building and surrounding area. Therefore the proposals are considered by officers to comply with policies DM15, DM16, DM27, DM33 and DM34 of the Winchester District Local Plan Part 2, the Central Winchester Regeneration SPD and the High Quality Places SPD.

Development affecting the South Downs National Park

The South Downs National Park is located to the north, to the opposite side of the city.

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) updated 2021. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

Due to the intervening distance and features, the proposal does not harm the statutory purposes of the National Park.

In conclusion therefore the development will not affect any land within the National Park and is in accordance with Section 11a of the National Parks and Access to the Countryside Act 1949.

Taking account of the Park's purpose to conserve and enhance the natural beauty, wildlife and cultural heritage of the area and promote understanding of its special qualities, the development has a neutral impact and does not therefore adversely conflict with the statutory purposes of the SDNP designation

Historic Environment

The development sits in the historic core of the city and there are listed buildings in the vicinity.

The application site is within the Winchester Conservation Area and surrounds the Antiques Market, a non-designated heritage asset.

The following legislation and policies are taken into account in the assessment and determination of this advertisement consent application.

Relevant Legislation

The preservation of the special architectural/historic interest of the listed building and its setting (Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990;
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Policy DM29 & DM30 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2021) Section 16.

The preservation or enhancement of the character or appearance of the conservation area (Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990; Policies DM27 & DM28 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2021) Section 16).

The preservation of a non-designated heritage asset (Policies DM29 & DM32 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2021) Section 16).

The preservation or enhancement of shopfronts and signage (Policies DM33 & DM34 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; Winchester City Council *Design Guidance for the Control of Shopfronts & Signs (1998)*, NPPF (2021) Section 16).

Guidance

The consideration and assessment of due regard is required in relation to the relevant legislation and guidance.

As such due regard has been given to Section 66 of the Planning (Listed Buildings and Conservation Areas Act 1990) which confirms that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Listed Building/Structure. Case law has established that where an authority finds that a development proposal would harm the setting of a listed building, it must give that harm “considerable importance and weight”.

The historic environment section of the Planning Practice Guidance further outlines the role of the Local Planning Authority in considering the effects of new development that are in the vicinity of or affect the setting of listing buildings and heritage assets. Paragraph 199 of the NPPF advises that great weight should be given to the conservation of a heritage asset in considering the impact of a proposal on its significance (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Policy CP20 of WDLPP1 and Policy DM29 of WDLPP2 ensure that development preserves and enhances heritage assets and their settings.

130, 131 and 133 High Street (Grade II) are located on the High Street and are separated from the proposal site by intervening buildings. The proposal does not harm the feature or its setting.

154 – 159 High Street (Grade II) are also located on the High Street. Number 154 is at the opposite end of Cross Keys Passage so is in closer proximity to the proposal. The proposals upgrade an existing structure and do not alter the setting of these buildings.

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St Johns Chapel (Grade I) and St Johns North (Grade II) are located to the opposite side of the bus station. Due to this intervening distance the proposals do not read within the same setting and adverse harm is not identified.

It is considered that the proposal will result in less than substantial harm to the significance of the setting and historic interest of the listed buildings in accordance with the duties set out in Section 16 para 199 of the NPPF (2021), Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy CP20 of WDLPP1 and DM29 of WDLPP2 and the historic environment section of the Planning Practice Guidance.

Paragraph 200 (NPPF) states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), requires clear and convincing justification. In this case the extent of impact is improved by distances and intervening features as discussed above. There are a number of public benefits to the scheme including improving the public experience of this area by activating the building which from external views appears unused. It is therefore considered that the public benefits of the proposal sufficiently outweigh any harm to the setting of the listed building.

The site is within the 'Walled Town' character area of the Winchester City Conservation Area.

Kings Walk is a mid-20th Century commercial development. The architectural form and design of Kings Walk is characteristic of its age, and has a largely negative relationship with its surroundings. This negative relationship is exemplified by the way in which Kings Walk has largely engulfed the Antiques Market, an important non-designated heritage asset, dating to the early 19th Century. Kings Walk diminishes an ability to appreciate the significance of the Antique Market.

The comments regarding the painting of the external wall are noted and this has been assessed within the *impact on the character of the area* section of this report.

Regarding the wider advertisement additions, these are considered to be of an acceptable scale and quality which complement the scale of the building and appropriately advertise the shopping centre without dominating the surrounding area. This part of the Conservation Area is characterised by a mixture of buildings and uses with large scale signage already evident at other businesses such as The Brooks. The proposals do not adversely harm the character of the area.

It is considered that the proposal will preserve the character or appearance of the conservation area in accordance (Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990; and preserve or enhance the character and historic interest of the Conservation Area in accordance with Policies DM27 & DM28 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2021) Section 16.

The Antique Market (The Nutshell) is a non-designated heritage asset. Policy DM31 of the LPP2 notes that the building's status is a material consideration. Any damaging alteration will be permitted only where it can be demonstrated that a less damaging alteration is not feasible or is overwhelmingly in the interests of the locality. Building recording is also a requirement.

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The advertisements are largely on the external sections of Kings Walk rather than the courtyard, therefore the advertisements will not be viewed as part of the Antique Market's immediate setting as it is screened by the courtyard. The proposal does however improve the appearance of the building which in turn supports the public accessibility of this area and the Antiques Market.

Other non-designated heritage assets in the area including Woolstaplers Hall and properties on the High Street are a sufficient distance from the site and an adverse impact is not found.

As a result, adverse harm to the building and its setting is not identified and the proposals are considered by officers to proposal complies with policy DM31 of the Local Plan Part 2.

Neighbouring amenity

The advertisement would not cause adverse harm to neighbouring uses and properties in compliance with policy DM17 of the LPP2.

Sustainable Transport

Highway safety is a consideration under the Advertisement Regulations. The property is adjacent to two roads used by vehicular traffic, mostly buses.

Due to the scale of the adverts, they do not cause risk to highway safety in this area. The Highway Authority equally raise no concern.

The proposals are therefore considered by officers to comply with policy DM18 of the LPP2.

Ecology and Biodiversity

The proposal will have no impact as it is not development within, bordering or in close proximity to a Nationally Protected Site (i.e. River Itchen SAC, The Solent SAC, SPAs, Ramsar Sites) or is not overnight accommodation affecting Nitrates.

The adverts are not illuminated and do not cause concern for surrounding habitats and species.

Due to the nature of the development and the distance between the application site and the European Protected Site of the Solent SAC and SPA and the River Itchen SAC, an Appropriate Assessment under the Conservation of Habitats & Species (Amendment) Regulations 2011 is not required.

The proposals are therefore considered by officers to comply with policy CP16 of the LPP1.

Appropriate Assessment.

The application does not involve overnight accommodation and as a result does not require mitigation for nitrate and phosphate impact.

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A significant risk to a Nationally Protected Site is not identified and an Appropriate Assessment is not required.

Sustainable Drainage

As an advertisement consent, the proposal will have no impact on the drainage of the site and the proposals are therefore considered by officers to comply with policy CP17 and DM17 of the LPP1 and LPP2 respectively.

Other Topics

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.

Planning Balance and Conclusion

The application site is a prominent building within the Winchester Conservation Area which is undergoing meanwhile improvement works.

Advertisements are controlled with reference to their effect on amenity and public safety only.

Based upon the above assessment of the material considerations, it is considered that local character and heritage matters are not adversely harmed by the proposal and a high quality development can be achieved.

The proposal complies with policies DS1, CP13 and CP20 of LPP1 and DM15, DM16, DM17, DM18, DM27, DM29, DM31, DM33 and DM34 of LPP2 and Design Guidance for the Control of Shopfronts and Signs and Central Winchester Regeneration Supplementary Planning Document.

Recommendation

Application Approved subject to the following conditions:

Conditions

1. This consent shall be for a limited period of five years from the date of this notice.

Reason: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

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

- Location Plan received 28.07.2022
- Proposed Elevation 3 – Tanner Street [drawing 21005A-DWG-00-306-B]
- Proposed Site Plan [drawing 21005A-DWG-007-C]
- Proposed Elevation 2 – Silver Hill [drawing 21005A-DWG-00-305-B]
- Proposed Elevation 1 – Middle Brook Street [drawing 21005A-DWG-00-304-B]

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

3. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

4. No advertisement shall be sited or displayed so as to—

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

5. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

6. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

7. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

Informatives:

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

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

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

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

Local Plan Part 1 - Joint Core Strategy: DS1, CP13, CP20

Local Plan Part 2 - Development Management and Site Allocations: DM1,DM15, DM16, DM17,DM18,DM27, DM34

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.

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>