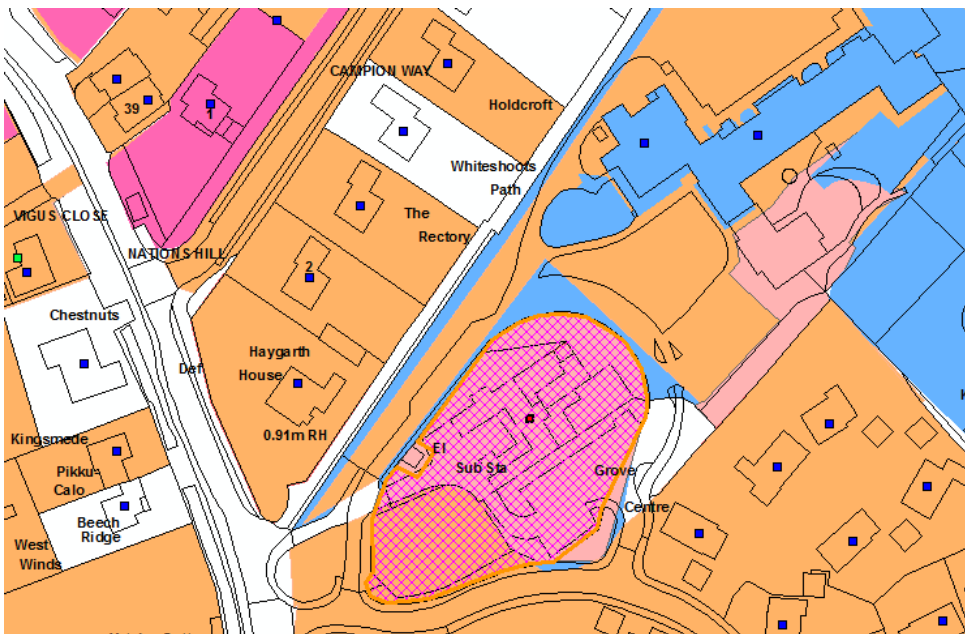


WINCHESTER CITY COUNCIL
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Case No: 18/02349/FUL
Proposal Description: Demolish former day care centre and erect eight detached dwellings with associated access, parking and landscaping.
Address: The Grove Day Services Hinton Fields Kings Worthy Winchester Hampshire
Parish, or Ward if within Winchester City: Kings Worthy
Applicants Name: N/A
Case Officer: Verity Osmond
Date Valid: 9 October 2018
Recommendation: Permit



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General Comments

The application is reported to Committee due to the number of objections received contrary to the Officer recommendation for approval.

The application has also been called into Committee by a Ward Councillor. This request is appended to the end of this report (Appendix 1).

Amended plans have been submitted and re-advertised under this planning application. An update will be given at committee for any further letters received. The layout of the site has been re-ordered and the number of 4 bedroom properties has been reduced so that 4 of the 8 units will be in the form of 3 bedrooms.

Site Description

The application site is located on the northern side of Hinton Fields, with Kingsworthy Primary School to the north-east of the site. The application site is situated centrally within the one-way system with the existing access to the site being afforded from the south west corner of the site.

The application site is bounded by substantial hedging along its northern and western boundaries, affording the site an enclosed and verdant character. The surrounding area is residential in character, which predominantly consists of larger detached two-storey dwellings.

The application site is currently occupied by a vacant single storey building which was formerly used as an adult day services centre. The services centre has been relocated to within Winchester Discovery Centre as part of a wider Hampshire County Council Transformation Programme relating to the Council's day services.

Proposal

The application has been submitted for the demolition of the former day centre and the erection of eight detached dwellings with associated access, parking and landscaping.

The proposed 8 new dwellings will be provided in the form of 4 x 4 bedroom dwellings and 4 x 3 bedroom dwellings. The existing access to the site will be blocked up and two new access points will be provided along the southern boundary of the site. The access road to the dwellings will run centrally through the site, with 3 of the units fronting onto Hinton Fields at the southern section of site and the remaining facing onto the access road.

Relevant Planning History

18/02341/DEM – (Prior-approval not required) Demolition of single storey former day services facility building known as The Grove.

Consultations

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Engineers: Drainage: The application site is located within Flood Zone 1 with a very low risk of surface water flooding. No objection to application providing a condition is attached to the consent requiring detailed proposals for the disposal of foul and surface water.

Engineers: Highways: No objection to revised layout and parking provided cycle parking is provided in accordance with WCC's Residential Parking Standards.

Head of Trees: No objection to the application, provided suitable tree replacement is implemented with the landscaping plan.

Head of Landscape: No objection to the revised layout and landscaping of the scheme, provided a more detailed plan containing all hard and soft landscaping works and boundary treatments is conditioned to the consent.

Archaeology: No objection to application provided the applicant implements a programme of archaeological mitigation works in accordance with a Written Scheme of Investigation prior to the development and site clearance.

Southern Water: No objection to application subject to informative being attached to planning consent for connection to the public sewerage system.

Representations:

Kings Worthy Parish Council

- No objection to principle of application, but concerned with parking provision on site.

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

- Inadequate parking provision within the site
- Increase in traffic generation
- Increase highways safety risk
- Housing density on the site is too high
- The heights of the dwellings are too high
- Archaeological impact
- The size of the new dwellings are too large

Reasons aside not material to planning and therefore not addressed in this report

- Decreased air quality impacting on children's health
- The primary school being over-subscribed.

0 Letters of Support received

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy
Policy, MTRA 1, DS1, CP2, CP11, CP11 CP13, CP20
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Winchester District Local Plan Part 2

Policy DM1, DM15, DM16, DM17, DM18, DM24, DM26

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

High Quality Places SPD

Kings Worthy Village Design Statement

Planning Considerations

Principle of development

The application site is located within the defined settlement boundary of Kings Worthy; MTRA1 of the WDLPP1 allows for new development within the settlement boundaries provided that it is appropriate in scale and design and conserves the settlement's identity.

Policy CP2 of WDLPP1 seeks to ensure that new residential development should meet a range of community housing needs and deliver a wide choice of homes. The majority of homes should be in the form of 2 and 3 bedroom homes. This development is for 8 dwellings with 4 x 4 bedroom and 4 x 3 bedroom dwellings. The original scheme only provided for 2 x 3 bedroom properties; the amended plans have doubled the provision of 3 bedroom properties so that 50% of the dwellings provided will be in the form of the 3 bedroom dwellings.

Whilst it is accepted that 50% is not a clear majority, it is consistent with the council's approach to implementing CP2 as in this instance justification has been submitted detailing that there are local circumstances that mean a flexible approach should be taken in this part of Kings Worthy. It is considered to be acceptable in the local circumstances as the application site is located within a low density residential area, characterised by large detached dwellings. The proposed housing mix is therefore considered to accord with the prevailing character of dwellings within this part of Kings Worthy.

Policy CP6 of WDLPP1 seeks to retain and improve facilities and services across the District unless it can be demonstrated that the site is no longer required because the service or facility has been satisfactorily relocated or no longer needed to serve the locality and the site has no reasonable prospect of being used for an alternative service or facility. The proposal is not considered to conflict with this policy as Hampshire County Council have relocated the day centre services to a more accessible location within Winchester Discovery Centre in the City Centre. This relocation took place as part of a wider HCC Transformation Programme in which a county wide consultation was undertaken with the patrons of HCC Day Services which identified people wanted a greater community involvement and not have their services provided in isolation.

The site has since been vacant for several years, and was initially marketed in 2016 to establish any interest from community groups; no interested parties came forward during this marketing period and it was agreed to progress with the sale of the site, with the applicant confirmed as the preferred bidder in the 2017. HCC has confirmed that any proceeds from the disposal of the site will be reinvested back into the Learning Disability

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Transformation Programme, thereby helping to maintain a high standard of public services across the county.

The Government has announced (March 2015) updates to its policy on housing standards and zero carbon homes. These affect the Council's implementation of Policy CP11 of the adopted Local Plan Part 1. While policy CP11 remains part of the Development Plan and the Council still aspires to achieve its standards for residential development (Code for Sustainable Homes Level 5 for energy and Level 4 for water), Government advice now sets a maximum standard of 110litres/day for water efficiency and the equivalent of Code Level 4 for energy. Therefore, for applications determined after 26 March 2015, Local Plan policy CP11 will be applied in compliance with the maximum standards set out in Government advice. Conditions and 10 and 13 are proposed in order to secure these sustainability levels.

CP13 of the LPP1 states that new development is expected to meet the highest standards of design, taking into consideration the context of the site and the surrounding area, makes a positive contribution to the local environment, creating an individual place with a distinct character, well connected to its surroundings and maximise the potential to improve local biodiversity. In this instance the application is considered to accord with the stipulations within this policy, further details in regards to this are set out below.

Design/layout

The proposed design of the dwellings is considered to be of a high quality and reflective of Hinton Fields. There have been numerous iterations to the layout and size of the dwellings, which has resulted in their design responding carefully and uniquely to their specific context and site constraints and care has been taken to reflect the character, scale and form of surrounding development and limit adverse impacts on residential amenity. The design and layout of the scheme is therefore considered to be acceptable.

The proposed dwellings within the south eastern section of application site front onto Hinton Fields, effectively mirroring the layout of the residential properties to the south of the application site. Units 1, 2 and 8 are 4 bedroom dwellings and are considered to address the street scene positively providing a continued active frontage along Hinton Fields. The size and location of these dwellings within the plot is considered to reflect those existing on the opposite side of road. The main frontages of these properties are at the street level which will provide an interesting and active relationship with the public realm along Hinton Fields. The remaining properties face onto the access drive through the site, with the dwellings forming a small cluster of properties which accords with the layout of the surrounding residential properties which are generally comprised of small groups of houses accessed off private shared drives.

The size of two of the dwellings has been reduced resulting in a more spacious pattern of development within the plot. Concerns have been raised in regards to the housing density on the site; whilst this is slightly higher than the surrounding area, two of the units have been reduced in size and the layout of the properties within their plots is very reflective of the pattern and density of houses in the locality. The application site has good access to facilities and public transport and is located within a suburban part of Winchester in which a slightly higher density is considered acceptable in accordance with Policy CP14 of WDLPP1.

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The reduction in size of these units has also allowed for the creation of more useable rear garden spaces for each of the proposed units. The proposed new dwellings are located away from the site boundaries and the level of landscaping around the perimeter will be maintained, respecting the verdant and semi-enclosed character of the application site.

The proposed design of the dwellings is characteristic of the surrounding residential development, and will be two storey properties constructed with hipped roofs. The scale of the properties is in keeping with the prevailing two storey properties within the locality ensuring the development does not appear as overly dominant or incongruous within the street scene or to views from the surrounding area.

The proposed materials to be used are considered to reflect the character of the Hinton Fields, with the predominant materials being red brick, white render, clay and slate tiles with timber windows throughout all units. The proposed materials are considered to be in accordance with the design guidance within The High Quality Places SPD.

Impact on character of area and neighbouring property

The proposed development of 8 dwellings is considered to accord with the context of development within the surrounding area, reflecting its distinctive character through the design, layout and size of the proposed scheme. The proposal is not considered to result in significant harm to the character or appearance of the surrounding area.

The character of the surrounding area, as discussed within the Kingsworthy Village Design Statement, is of a green semi-rural suburban appearance. The group of trees to the northwest of the site comprise important vegetation within the village. These trees in addition to the existing hedging will be retained, with new tree replacement planting, resulting in a development that sits comfortably within the plot whilst maintaining its semi-rural and verdant feel.

As the application site is located centrally within a plot with no immediate adjoining neighbouring properties and is well enclosed by the hedging/tree forming the perimeter of the site, the proposed development is not considered to have any significantly harmful impact on the surrounding residential amenity in terms of overlooking, overbearing or overshadowing impact.

As the layout and size of the dwellings have been revised under the amended plans, the new dwellings are situated at a sufficient distance from the site boundaries to limit visual impact from the surrounding properties but also providing greater distances between each of the new units.

Landscape/Trees

The landscaping of the scheme has been re-worked through the amended plans to ensure the level and position of the landscaping is appropriate to the application site and the surrounding area. The proposal will include substantial areas of soft landscaping to its site boundaries and around each individual plot.

The existing trees and hedging around the perimeter of the site will be retained and new native hedges will be planted to replace the existing access from the school access road. The existing trees within the application site are proposed to be felled to make way for the new development, however new tree planting and soft landscaping is proposed.

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All trees on site are poor to average specimens that do not have a significant amenity value. Therefore their removal will not have a significantly detrimental affect on the public amenity of the area, provided suitable tree replacement is implemented within the site.

It is considered the proposal will maintain the green and semi-rural character of the application site by achieving an appropriate balance between the proposed dwellings and a level of landscaping which is sympathetic to the location of Hinton Fields.

Notwithstanding the above, a landscaping condition requiring a more detailed landscaping plan is recommended to ensure all hard and soft landscape works, tree replacements and boundary treatments are acceptable.

Highways/Parking

Significant concern has been raised in regards to highways issues and parking on site. The amended plans have reduced the size of two of the units and provide more visitor parking centrally within the plot. Car parking provision complies with Winchester City Council's Residential Parking Standards and includes 3 no. visitor parking spaces at the end of the private entrance road.

Two new vehicle accesses are proposed onto Hinton Fields one of these will be in the form of a private driveway entrance to serve Plots 1 and 2 and the other remaining units will be accessed via a small private access road, which now incorporates a turning area to enable a larger vehicle to turn within the site. As the site access has been relocated away from the school entrance and away from the school access drive, it is not considered that the proposal will have significant impact or risk associated with school traffic and pedestrian activity.

It is also not considered that a development of eight new households will generate a level of additional traffic over and beyond that associated with the former use of the site as a D1 Day Services Centre.

Archaeology

The proposal site lies in an area of known archaeological potential. Previous archaeological investigations undertaken in the vicinity of the site have recorded evidence of Iron Age settlement and Roman and medieval activity.

It is likely that further archaeological remains will be present within the application which will be disturbed by the groundworks associated with the proposed development, despite likely disturbance from the existing day centre.

While this does not present an overriding concern, a programme of archaeological work to investigate, record, analyse and subsequently report on the archaeological evidence that will otherwise be destroyed by the proposed development should be secured through the attachment of suitable conditions to any planning consent that might be granted.

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

Ecology

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The application is accompanied by a Biodiversity Checklist, Phase 1 and Phase 2 Bat Surveys (which confirmed the presence of bat roosts for brown long-eared bats and soprano pipistrelle and common pipistrelle bats) and an Ecological Appraisal which includes a proposed bat compensation strategy, a compensation plan for dormice, hedgehogs and stag beetles, and ecological enhancements to be incorporated into the new development. Condition 17 ensures these ecological enhancements are adhered to.

Drainage

The site is within Flood Zone 1 and is at very low risk of surface water flooding. The geology is chalk. Foul drainage is proposed to connect to the foul sewer, the applicant should contact Southern Water to request confirmation of capacity in the network for the development. Surface water drainage as proposed is acceptable subject to satisfactory infiltration tests in the ground. The final design is to take the measured infiltration rates into account. Any shared parts of the drainage system will require a management plan detailing financial/maintenance arrangements. Condition 9 deals with the detailed drainage proposal for the scheme.

Recommendation

Approval subject to the following condition(s):

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:

Site, Block and Location Plan and Street Scene Drawing 9092/100 REV K

Unit 1 Proposed Floor Plan and Elevations Drawing 9092/101

Unit 2 Proposed Floor Plan and Elevations Drawing 9092/102

Unit 3 Proposed Floor Plan and Elevations Drawing 9092/103 Rev A

Unit 4 Proposed Floor Plan and Elevations Drawing 9092/104 Rev B

Unit 5 Proposed Floor Plan and Elevations Drawing 9092/106 Rev B

Unit 6 Proposed Floor Plan and Elevations Drawing 9092/105 Rev C

Unit 7 Proposed Floor Plan and Elevations Drawing 9092/107 Rev B

Unit 8 Proposed Floor Plan and Elevations Drawing 9092/108

Proposed Garage Drawing 9092/109 Rev A

Reason: In the interests of proper planning and for the avoidance of doubt and to ensure the development is carried out in accordance with the relevant policies of The Development Plan.

PRE-COMMENCEMENT CONDITIONS

3. No development above damp proof course shall take place until details and samples of the materials to be used in the construction of the external surfaces of the new dwellings

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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 a satisfactory visual relationship between the new development, the existing and the surrounding area in accordance with Policy DM15, DM16 of Winchester District Local Plan Part 2 (2017) and The High Quality Places SPD (2015).

4. No development above damp proof course shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following;

- planting plans and schedules of plants and replacement trees, noting species, planting sizes, planting numbers/densities where appropriate.
- details of areas of hard surfacing.
- details of any means of enclosure (fencing/walling) and all boundary treatments.

All hard and soft landscape works shall be carried out in accordance with the approved details.

The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development 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: In the interests of visual amenity of the area and to ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

5. 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 including any earthworks to be undertaken 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 a satisfactory relationship between the landscape and the new development.

6. No development or any works of site preparation shall take place until the applicant or their agents or successors in title have implemented of a programme of archaeological mitigation works, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing. No development or site preparation shall take place other than in accordance with the Written Scheme of Investigation approved by the LPA. The Written Scheme of Investigation shall include:

- The programme and methodology of site investigation and recording
- Provision for post investigation assessment, reporting and dissemination

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- Provision to be made for deposition of the analysis and records of the site investigation (archive)
- Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

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

7. 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 to 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 cleaned sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

8. Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

Reason: In the interests of highway safety.

9. Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The development shall be carried out in accordance with the approved details.

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

10. Prior to the commencement of the development hereby permitted detailed information (in the form of SAP design stage data and a BRE water calculator) demonstrating that the dwelling shall meet Code 4 or equivalent standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) 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.

CONDITIONS TO BE DISCHARGED BEFORE OCCUPATION OF DWELLING

11. Before the development hereby approved is first brought into use, visibility splays of 2.4 metres by 25 metres shall be provided at the junction of each access and public highway. The splays shall be kept free of obstacles at all times.

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Reason: In the interests of highway safety.

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

INFORMATIVE NOTE - The minimum internal dimensions of the garage must be 3m by 6m and the minimum width of the entrance door to the garage should be a 2.44m (8ft) - Reason:- In order that the garage can be used and accessed by modern cars, several of which now have larger vehicle dimensions.

Reason: To ensure the permanent availability of parking for the property.

13. Prior to the occupation of the dwelling hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that the dwelling shall meet the Code 4 or equivalent standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be occupied 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.

CONDITIONS TO BE DISCHARGED (NOT PRE-COMMENCEMENT)

14. The proposed access and drive, including the footway crossing shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE A licence is required from Hampshire Highways Winchester, Bishops Waltham Depot Botley Road, Bishops Waltham, SO32 1DR prior to commencement of access works.

Reason: To ensure satisfactory means of access.

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

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

OTHER CONDITIONS

16. Cycle Parking for each dwelling must be provided in accordance with Winchester City Council's Residential Parking Standards.

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Reason:- To ensure that alternative means of access to the private motor car is promoted and to comply with required Standards as set out in Planning Policy 8 of above document.

17. The mitigation strategy, roost compensation and NPPF ecological enhancements for bats, dormice, nesting birds and the other protected species shall be carried out in accordance with the recommendations contained within the submitted ARB ECOLOGY LTD Ecological Appraisal report of September 2018.

Reason: Reason: To ensure the protection of the local environment and ecology

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, CP2, CP11, CP13, CP14, CP20

Winchester District Local Plan Part 2 (2017): DM1, DM15, DM16, DM17, DM18, DM24, DM26

Winchester District High Quality Places Supplementary Planning Document

Kingsworthy Village Design Statement

3. 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.

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.

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

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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. A licence is required from Hampshire Highways Winchester, Bishops Waltham Depot Botley Road, Bishops Waltham, SO32 1DR prior to commencement of access works.

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Appendix 1

Dear Verity

I sent in an objection via the website last week...

I would also like to call it in for committee decision and request to speak if WCC recommends approval. I would like the school's difficulties with this site to be taken into account- I will be speaking as a councillor and in my role as an LA co-opted governor.

I know that Cllr Prince also wishes to speak on the application.

Kind regards

Cllr Jackie Porter