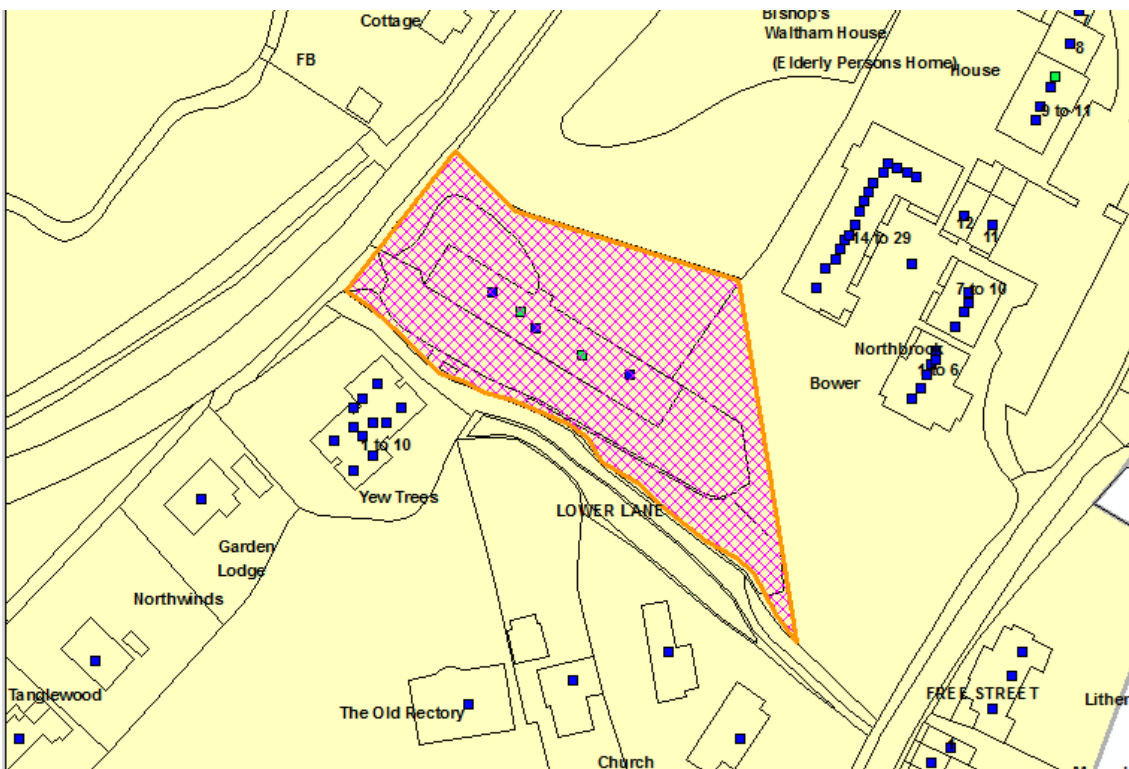


WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Case No:** 19/00077/FUL  
**Proposal Description:** (AMENDED PLANS 05.02.2019) Demolition of existing depot and construction of new modern steel framed 3 bay unit and associated parking and planting  
**Address:** Front Depot Lower Lane Bishops Waltham SO32 1AS  
**Parish, or Ward if within Winchester City:** Bishops Waltham  
**Applicants Name:** Mr Todd  
**Case Officer:** Lisa Booth  
**Date Valid:** 11 January 2019  
**Recommendation:** Application Permitted



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**General Comments**

**Application is reported to Committee as the number of objections received was 5 (WCC Application – more than 1 objection refer to Committee).**

Amended Plans have removed reference to street lighting poles, as this was considered inappropriate.

Car parking spaces have been reduced/confirmation of visibility splays in line with Highway Officer comments.

**Site Description**

The site is a former depot building (class B1(c) use) owned by Winchester City Council within the settlement boundary and Conservation Area of Bishops Waltham. The existing warehouse is of single storey height and is unoccupied and in poor condition.

The site lies within an old cutting and the building sits on a flat area of land, with the land rising significantly towards the north, east and south boundaries. Public footpath no. 33 runs beyond the boundary fence of the southern boundary from Lower Lane to Free Street.

There are areas of trees to the north, east and south of the site. Vehicular access is from Lower Lane, with the front boundary being fencing behind mature trees and hedges and a double entrance gate. Parking/hardstanding is to the south of the building.

There are residential flats to the south and north-east of the site.

**Proposal**

The proposal is to demolish the existing buildings and replace with a more modern building within class B1(c) light industrial. The proposed building measures 12m wide by 56m in length. The ridge height is 8.4m and eaves height 5.6m. The existing building measures 10m by 57.5m, with a ridge height of 6.3 m and 4.25m to eaves.

25 parking spaces and 3 disabled parking spaces are proposed in front of the building and towards the eastern end of the site, interspersed with planting. Access will utilise the existing onto Lower Lane.

The proposed building will be moved at an angle from the existing building, to be sited along the line of the southern boundary. The proposed building will be approximately 25m from a residential block of flats, Yew Trees, approximately 6m further away than the existing building and 28m from Northbrook Bower to the east.

**Relevant Planning History**

DRD 536 – The erection of a vehicle depot – Permitted 15/07/1950  
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DRD 536/1 – Alterations and additions – Permitted 04/11/1965

78/00699/OLD - Change of use from transport to light industrial. PER 30th June 1978.

86/00466/OLD - Boundary fences and gates enlargement of container area. NOOBJ 7th August 1986.

03/02153/FUL - Change of use from maintenance and supply of pump and plant equipment to B2 (General Industrial) use. PER 24th October 2003.

12/01253/FUL - Change of use to allow B8 usage for storage of logs, wood chippings and maintain and store machinery; painting of external masonry, external bay for the storage of wood chippings. PER 8th March 2013.

### **Consultations**

WCC Engineers: Drainage: No Objection subject to conditions

The site is within Flood Zone 1 and there is a low to medium risk of surface water flooding to the south of the existing building. The geology is chalk.

There is a foul sewer available in the road, foul drainage should be directed towards this. Soakaways are proposed and should be designed for the 1 in 100 year storm event plus an allowance for climate change - infiltration testing is required to ensure the sizing is correct. Permeable hardstandings should also be investigated. No objections, subject to condition.

WCC Engineers: Highways: No objection

No objection to the principle of the proposal, it would appear that there is a significant over provision in on site parking, and further details of visibility splays need to be provided.

*An amended drawing was submitted which showed the required splays and the affect that this may have on the planting – the Engineer found these acceptable to overcome initial concerns. Parking numbers have also been reduced from 31 to 28 (including 3 disabled spaces) which is now acceptable.*

WCC Head of Environmental Protection (Noise): No objection

Site has history of commercial use; accepted noise report not necessary, providing appropriate hours of use can be agreed. Lighting scheme needs further detailed consideration, can be achieved through condition.

No objection, subject to conditions.

WCC Head of Environmental Protection (Contamination): – No objection subject to conditions

Whilst noting that the report concludes the site falls within characteristic situation 1 and that no gas protection measures are required, reference has been made to a Soils Limited Phase 1 Desk Study Report (Ref 15881/DS, Dated December 2016) and a Soils Limited Phase 2 Ground Investigation Report (Ref 15881/GIR, dated December 2016).

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Historical Land Use information held by this Service reports the presence of a factory or works on this site from 1964, with an area of unknown filled ground reported prior to this. Given this, I am not able to support the findings of the soils-gas risk assessment until I have had an opportunity to review the preceding Phase 1 and Phase 2 reports and would recommend that the following conditions be attached to any consent granted. These recommendations could be modified if the Phase 1 and Phase 2 reports are submitted for review prior to the application being determined.

WCC Head of Historic Environment: No objection

The existing building is of no architectural merit and its replacement with a building of an equal or improved appearance would be supported. Similarly, the site lies in an old cutting and although glimpses of the site are afforded from the adjacent footpath connecting Lower Street to Free Street, the site is generally obscured by the rising hillside and trees. Consequently, the impact of the replacement depot on the character and appearance of this part of the conservation area would be considered low.

WCC Head of Landscape: No objection subject to conditions

Landscape - There will be a change in appearance when seen from the B3035 and there will probably be some clearance of vegetation at and around the entrance. However it is not considered that the changes to the character and appearance of the site would be so significant as to be harmful. A landscape scheme of planting is being proposed. The main issues appear to be outside the remit of this office and more to do with effect on trees, effect on neighbours and effect on wildlife. With this in mind it would perhaps be desirable to omit the street lighting and use only low level bollard lighting as street lighting can have a considerable effect on both neighbours and wildlife. No objection subject to a revised lighting plan. (*Revised lighting plan submitted – 5 m pole lighting removed*)

WCC Head of Landscape (Trees) – No objections, subject to conditions.

WCC Head of landscape (Ecology) – No objection subject to conditions

One tree located on the northwest boundary of the site was identified as having moderate suitability for roosting. It is likely that this tree will be retained within the development, however given the close proximity to the proposed works there is potential for roosting bats (if present) to be disturbed. Therefore further bat surveys are required prior to determination.

Given that the proposed works are situated adjacent to semi-natural mixed woodland. A construction method statement (CMS) is required to ensure that this habitat and any protected species within it are not negatively impacted by the development.

Further bat surveys to be carried out and subject to conditions.

**Representations:**

Bishops Waltham Parish Council:

No objection in principle but if WCC is minded to approve would request the following conditions:

- Highways to comment on the safety aspect of the site.

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- Reasonable hours of work to be specified, no Sunday working.
- Low level lighting only to lessen the impact on residents and wildlife.
- Review of the number of car parking spaces - exceeds current WCC guidelines.
- Tenancy should be limited to appropriate businesses for a residential area.
- Concern was raised over WCC considering and determining an application submitted by WCC.
- Committee requested that the application should be considered by an alternative authority in the interest of fairness and transparency.

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

- Noise
- Residential amenity
- Traffic/Highways
- Although used as business purposes in past, time has moved on – now residential area
- Should be on outskirts of Bishops Waltham
- Higher than existing building – would be overlooked
- Parking provision too high
- Been at least one accident along road – foresee traffic emerging from/turning into site causing problems – Should reduce speed limit from 40mph to 30mph.
- Should be restrictions on working hours and who can use units
- Heavy traffic movement will create a high level of noise and disturbance
- Inappropriate to site industrial next to residential
- 5m high street lights – will create light pollution – should only be low level lighting
- Disruption to wildlife
- Site should be for residential instead.
- Should improve current footpath as a gesture of goodwill
- As it is a WCC application, should not be decided by WCC.

**Relevant Planning Policy:**

Winchester Local Plan Part 1 – Joint Core Strategy

- DS1, MTRA1, MTRA2, CP8, CP9, CP10, CP11, CP13, CP14, CP16, CP20

Winchester Local Plan Part 2– Development Management and Site Allocations

- DM1, DM15, DM16, DM17, DM18, DM19, DM20, DM21, DM27

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

Bishops Waltham Village Design Statement

Other Planning guidance

Movement, Access, Streets and Spaces

Parking Standards 2002

Winchester District Landscape Assessment

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## Planning Considerations

### Principle of development

The site is within the settlement boundary of Bishops Waltham and also within a conservation area.

Policy CP9 of LPP1 seeks to retain employment land and premises in the District and will resist the loss of existing employment land and floor space within the Use Classes B1, B2 or B8. Policy MTRA1 also seeks to retain existing employment land and premises and MTRA2 supports economic and commercial growth to maintain the employment roles of the settlement and existing employment provision should be retained or improved to serve the settlements and their catchment areas.

The existing buildings are in poor condition and need updating to attract potential businesses that require modern day standards to be able to undertake their commercial trades. The use will be for class B1 (c) light industrial warehousing, with ancillary office on mezzanine areas, which is supported by policy CP9 of LPP1 and is similar to the existing use on the site.

Therefore, the principle of the replacement building for a class B1(c) use is considered to be acceptable and in accordance with local plan policies.

Parking provision has been reduced from 31 parking spaces to 28 (3 being disabled) and the Highway Engineer finds this acceptable and is therefore in accordance with Policy DM18 of LPP2.

### Design/layout

The proposal is to demolish the existing buildings and replace with a more modern building within class B1(c) light industrial. The building will provide 3 units.

The proposed building measures 12m wide by 56m in length. The ridge height is 8.4m and eaves height 5.6m.

The existing building measures 10m by 57.5m, with a ridge height of 6.3 m and 4.25m to eaves.

The design of the buildings, whilst being more modern in appearance, will also be more functional for modern day businesses than exists at present. Large roller doors (3.6m high by 2.9m wide) will provide direct access into the building for lorries to unload.

Materials will be black aluminium insulated roof panels and cladding panels on the walls, with brick plinth, roller doors grey window frames. Windows/openings will be situated to the front and ends of the building.

25 parking spaces and 3 disabled parking spaces are proposed in front of the building and towards the eastern end of the site, interspersed with planting.

Access will utilise the existing, with some minor alterations onto Lower Lane.

The proposed building will be moved at an angle from the siting of existing building, to be sited along the line of the southern boundary.

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The design is considered to be commensurate to most modern industrial buildings. The height will be increased to be able to offer a mezzanine office/facility area and overall the design and layout of the proposal is considered to be acceptable.

The existing building is of no architectural merit and its replacement with a building of an equal or improved appearance is considered to be acceptable.

Impact on character of area and neighbouring property

The proposed building will be approximately 25m from a residential block of flats, Yew Trees, approximately 6m further away than the existing building and 28m from Northbrook Bower to the east. It is sited approximately 5 m from the road.

The front boundary hedge will screen a majority of the building from views from the road and retained trees and close boarded fence of views into the site from the footpath to the south. The footpath rises up as you walk towards Free Street, and is significantly higher than the site below.

Views of the site are limited to walkers, due to the close boarded fence along the path, but are generally obscured by the rising hillside and trees. Where views of the site can be seen, whether that be from the footpath, neighbouring flats, road or other surrounding dwellings on higher levels, the replacement building is not considered to be so significantly different in size and height that it will result in detrimental visual intrusion.

The proposed replacement building is not considered to impact on the character of the area, but will improve the appearance and the development as a whole and would assist to tidy up the overgrown site to the benefit of the area.

Some windows from Yew Trees do overlook the site, but the proposed building will be sited further away from them, which will reduce visual impact further and there is a significant gap of 25m between them. First floor windows at the front elevation to serve the mezzanine are further along the building, served by high level roof lights or facing the road, so views towards Yew Trees will be limited. The proposed building is not considered to result in any overbearing impact or overlooking issues on the nearby residents.

Noise/disturbance issues have been assessed by the Environmental Health Officer and will be similar to the existing use. Appropriate hours of use have been secured by condition and the submission of a detailed lighting scheme is to be requested. It is proposed to only use low level bollards, so it is not anticipated that there will be any impact on the amenities of the neighbouring properties in terms of light pollution or hours of operation.

Landscape/Trees

All trees are to remain, apart from one dead tree to be removed, with works to clear deadwood from other retained trees.

There is likely to be some clearance of vegetation, but it is not considered that it will detrimental alter the character and appearance of the site.

A landscaping scheme is proposed within the site to add additional landscaping and a condition has been added to control details of the planting.

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Highways/Parking

Parking has been reduced in number from 31 to 28 spaces and the Highway Officer found this to be acceptable.

The size and width of the site and the building will restrict the size of any lorries that can access the site.

**Recommendation**

Application Permitted subject to the following condition(s):

**Conditions**

01 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).

02 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as set out on drawing no: 168-D-13.

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

03 Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the use commencing. 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). The lighting shall be installed, maintained and operated in accordance with the approved details. The external lighting will not be switched on between the hours of 19:00 in the evening and 08:00 the following morning.

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

04 No works shall take place outside the building.

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

05 No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site except between the hours of 0800 and 1900 Monday to Friday and 0800 and 1300 Saturdays and at no time on Sundays and Bank Holidays.

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

06 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 approved details shall be fully implemented before development commences.

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

07 No development shall take place unless otherwise agreed in writing until a scheme to deal with contamination shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall conform to current guidance and best practice as set out in BS10175:2011 Investigation of potentially contaminated sites - code of practice; CLR 11 - Model procedures for the management of land contaminations; or other supplementary guidance and include the following phases, unless identified as unnecessary by the preceding stage and agreed in writing by the LPA:

- a) A desk top study and conceptual model documenting all the previous and existing land uses of the site and adjacent land;
- b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study;
- c) A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

Pre-commencement justifications

Where a potential for contamination to be present has been identified a site assessment is required to quantify risks to the developer during construction and to future occupants. It is important this is undertaken prior to development commencing to enable appropriate remedial solutions to be incorporated into the final design stage of the development (such as the need for contamination removal or treatment, design and installation of gas protection measures, the use / re-use of materials on site or the need for cover systems and to ensure protection to workers and the general public during the development.

08 Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person nominated in the approved remedial strategy shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the approved remedial strategy has been implemented fully, unless varied with the written agreement of the Local Planning Authority in advance.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

09 Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning

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Authority. The development shall not be completed other than in accordance with the approved details.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

10 A Construction Method Statement (CMS) shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. This should outline how demolition and construction phases will avoid, minimise or mitigate effects on the adjacent semi-natural mixed woodland. It should include physical barriers, normal working hours only (to minimise noise and lighting disturbance) and storage of any chemicals/ oils away from where spills could enter the woodland.

Reason: To ensure the integrity of the semi-natural mixed woodland is maintained and any protected species within the woodland are protected.

11 The mitigation measures recommended within section 6 of the Preliminary Ecology Appraisal (David Archer Associates, April 2019) shall be implemented during the construction period and enhancement provisions will be sited prior to the development coming into its intended use and retained thereafter.

Reason: To safeguard protected species and maintain biodiversity.

12 Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. The lighting scheme should be in accordance with Guidance Note 08/18 produced by the Bat Conservation Trust and Institute of Lighting Professionals. 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). 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 protected species from light pollution.

13 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in 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.

14 Protective measures, including fencing and ground protection, in accordance with the 'Tree Survey dated 26/10/2016 reference: 3188-053 written by Shawyers' and 'Tree  
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Constraints Plan ref: 3188-053-TCP Rev. A' and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

Reason: To retain and protect the trees which form an important part of the amenity of the area.

15 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.

Reason: To retain and protect the trees which form an important part of the amenity of the area.

16 No arboricultural works shall be carried out to trees other than those specified and in accordance with the 'Tree Survey dated 26/10/2016 reference: 3188-053 written by Shawyers' and 'Tree Constraints Plan ref: 3188-053-TCP Rev. A'.

Reason: To ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

17 Any deviation from works prescribed or methods agreed in accordance with the 'Tree Survey dated 26/10/2016 reference: 3188-053 written by Shawyers' and 'Tree Constraints Plan ref: 3188-053-TCP Rev. A' shall be agreed in writing to the Local Planning Authority.

Reason: To ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

18 No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

Reason: To ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

19 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 of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

20 The development hereby permitted shall be used for class B1(c) use and for no other  
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purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

Reason: To restrict the use of the premises in the interests of highway safety and local amenity.

21 The building hereby approved shall achieve 'BREEAM Outstanding' standard and shall not be occupied until a final Certificate has been issued for it certifying that the standard has been achieved. The certificate shall be submitted to and approved in writing before the occupation of the development hereby permitted.

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).

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

Tree Constraints Plan -Drwg No: 3188-053-TCP Rev. A  
Turning Head Vehicle Tracking - Drwg No: 020.0438.001 Rev. A  
Box Van Vehicle Tracking - Drwg No: 020.0438.002 Rev. A  
Box Van Tracking (Units 1-3) - Drwg No: 020.0438.005  
Visibility Splays - Drwg No: 020.0438.006

Proposed Site Plan - Drwg No: 168-D-06  
Proposed Site Plan - Drwg No: 168-D-07  
Ground Floor Plan - Part 1 - Drwg No: 168-D-08  
Ground Floor Plan - Part 2 - Drwg No: 168-D-09  
Roof Plan - Part 1 - Drwg No: 168-D-10  
Roof Plan - Part 2 - Drwg No: 168-D-11  
Site sections - Drwg No: 168-D-12  
Front Elevation -Drwg No: 168-D-13  
Rear Elevation - Drwg No: 168-D-15  
Side Elevation - Drwg No: 168-D-14

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

**Informatives:**

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 applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the applicant was updated of any issues after the initial site visit.

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02. 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.

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

Local Plan Part 1 - Joint Core Strategy: DS1, MTRA1, MTRA2, CP8, CP9, CP10, CP11, CP12, CP13, CP14, CP15, CP16, CP17, CP18, CP19, CP20, CP21

Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations: DM1, DM15, DM16, DM17, DM18, DM19, DM20, DM21, DM27

04. 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.

05. 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.

06. 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).

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07 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>