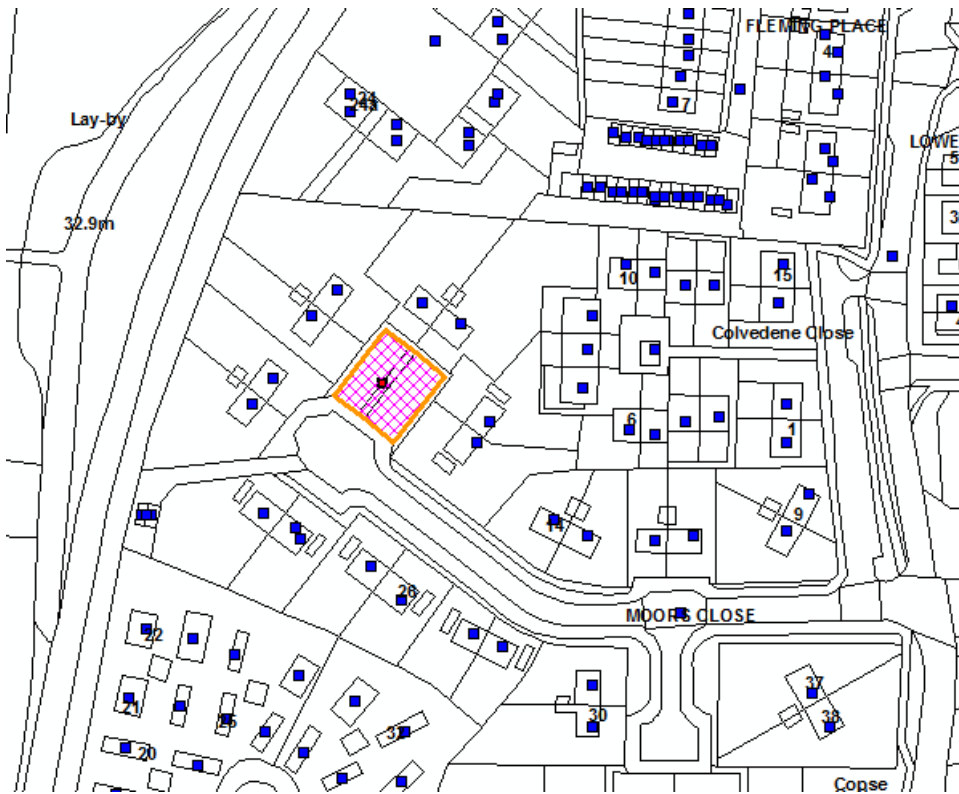


WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Case No:** 19/00896/FUL  
**Proposal Description:** Proposed Car Park  
**Address:** The Green Moors Close Colden Common Hampshire  
**Parish, or Ward if within Winchester City:** Colden Common  
**Applicants Name:** Winchester City Council  
**Case Officer:** Rose Lister  
**Date Valid:** 23 April 2019  
**Recommendation:** Approval



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**General Comments**

**Application is reported to Committee due to the number of comments contrary to the Officer's recommendation.**

**Site Description**

The application site is located at the end of Moors Close adjacent to the turning circle. There area is characterised by a number of properties that face the green making it a focal point for the area. There is a tarmacked path that leads to the centre of the green. There is a large tree to the south corner of the plot.

**Proposal**

The proposal is for the use of the green as a car park with additional parking made available for residents within the road.

**Relevant Planning History**

None relevant

**Consultations**

HCC Engineers: Highways:

'The proposed car parking area is to cater for existing residential properties; the parking demand for which is currently accommodated on-street. A new vehicle crossing (dropped kerb) is to be formed to the end of Moors Close, which is of suitable geometry with satisfactory visibility. The Highway Authority recommends – No objection (no conditions)'

WCC Landscape: Trees

No objection to the proposal subject to condition 3. It is recommended that protective bollards or fencing is installed to prevent cars parking on the remaining grass area and to avoid harming the roots of the retained maple.

WCC Engineers: Drainage:

The proposal is at very low risk of flooding. Surface water runoff should not run onto the highway. No objection subject to condition 4.

**Representations:**

Colden Common Parish Council supported the application.

A petition supporting the application with 15 signatures has been received.

27 letters received from 22 addresses objecting to the application for the following material planning reasons:

- loss of green space
- safety of residents
- against the character of the area

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

- car park is unnecessary
- waste of money

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- other options haven't been explored

16 letters of support received from 11 households supporting for the following material planning reasons:

- More parking will make the road safer
- Larger vehicles such as bin lorries will be able to enter and leave easier

One neutral comment has been received, however due to the content it has been considered as an objection.

**Relevant Planning Policy:**

Winchester Local Plan Part 1 – Joint Core Strategy

DS1 – Development Strategy and Principles

MTRA1 – Development Strategy Market Towns and Rural Area

MTRA2 – Market Towns and Larger Villages

CP13 – High Quality Design

Winchester Local Plan Part 2 – Development Management and Site Allocations

DM1 – Location of New Development

DM15 – Local Distinctiveness

DM16 – Site Design Criteria

DM17 – Site Development Principles

DM24 – Special Trees, Important Hedges and Ancient Woodland

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

Colden Common Village Design Statement

**Planning Considerations**

Principle of development

The development is situated in the settlement boundary of Colden Common, where the principle of development is acceptable, provided that the development is in accordance with the policies of the Development Plan and unless material planning reasons indicate otherwise.

Impact on character of area and neighbouring properties

The proposal would see additional parking made available for visitors and residents of Moors Close. The Green is currently a focal point for the dwellings at the west end of the close with parking only available on the road. The existing turning circle is used for parking for the entire Close and their visitors. The proposal is to be delivered in conjunction with other road improvements to provide further parking for visitors and residents while allowing service and delivery vehicles to access the full length of the road. The area has a green character that would be reduced by the proposal, however a large portion of the Green (approximately 50%) would remain with protective measures in place to prevent further parking on the remaining green space and would maintain a safe place for residents to use and congregate. The current level of parking on the road is

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considered to be high with the green being used for overflow parking. It is considered that the proposal would reduce the haphazard parking that currently takes place and would benefit the community of Moors Close. It is considered that the loss of green space is regrettable however the benefits of the scheme outweigh the loss.

Landscape/Trees

There is a mature Acer on the site, while the tree is not subject to a TPO, it is considered that it still presents a valuable amenity feature. It is proposed that wooden bollards would be placed around the remaining green space to prevent cars passing or parking under the tree and thereby damaging its roots. The proposed parking area would not impact on the tree or its roots. The tree officer raised no objection to the scheme subject to condition 3.

Drainage

The proposal would tarmac over approximately 50% on the green leading to additional surface water run off. However it is considered that this can be accommodated by the highway drains and to ensure this is achieved condition 4, requiring details of drainage, has been recommended.

Highways/Parking

The proposal would increase the amount of parking for the area. The proposal would see 5 spaces created on the green at the end of the close accessed from the turning point at the end of the close. The existing layout is insufficient to accommodate the demand for occupiers of the Close and their visitors with the turning area at the end of the close being used for parking and creating issues of highway safety.

It is not considered that the proposal would result in highway safety issues for the area. The Highways Officer raised no objections.

Conclusion

The proposal is considered to improve the existing car parking issues in the locality whilst retaining a landscaped area that benefits the community. The proposal thus accords with policies DS1, MTRA1, MTRA2, CP13, DM1, DM15, DM16, DM17, DM18, DM24.

**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:  
7010002/4602A  
Reason: For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the plans and documents from which the permission relates to comply with Section 91 of the Town and Country Planning Act 1990.

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3. The timber posts as shown on plan 7010002/4602A shall be put in place prior to any works to the green and retained in perpetuity.  
Reason: To ensure protection and long term viability of retained trees, to minimise impact of construction activity and in the interests of the visual amenities of the area.
4. Detailed proposals for the disposal of surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before development commences.  
Reason: To ensure satisfactory provision of surface water drainage.

**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:-  
Local Plan Part 1 Joint Core Strategy: DS1, MTRA1, MTRA2, CP13  
Local Plan Part 2: DM1, DM15, DM16, DM17, DM18, DM24
3. In accordance with paragraph 38 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;  
-offering a pre-application advice service and,  
-updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.