

THE BOROUGH COUNCIL OF HAVANT

At a meeting of the Extraordinary Development Control Committee held on 30 November 2006.

Present:

Councillor D M Farrow (in the Chair)

Councillors R A Bolton, M Cheshire, C Hilton, Mrs S A Pearce, V G Pierce-Jones, Mrs V Steel, S E Troke and Mrs Y Weeks

Councillor J Smith attended as standing deputy for the late Mrs Rayner

Councillor Brown attended as standing deputy for Councillor Hart

183 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Hart, Gibb-Gray and Keast.

Section A - minutes which include a recommendation to the Council not raising issues of exclusion of the public during their consideration

Nil

Section B - minutes which do not include a recommendation to the Council

184 DECLARATIONS OF INTERESTS

Councillor Brown declared a personal interest in planning application 05/40000/000, as he knew the mother of Mr Diaper, who was giving a deputation against the application. He did not consider this personal interest to be prejudicial.

185 PLANNING APPLICATION 05/40000/000 - LAND AT OLD PARK FARM, SOUTH OF HAMBLEDON ROAD, WATERLOOVILLE

Proposed Development: Development of land for residential (450 units); live/work (24 units); employment (7.1 ha including B1, B2, B8 and a Household Waste Recycling Centre); mixed use including retail, food, drink, financial/professional and health; open space/recreational purposes and the construction of two accesses from Hambledon Road.

Councillor Brown declared a personal interest in planning application 05/40000/000, as he knew the mother of Mr Diaper, who was giving a deputation against the application. He did not consider this personal interest to be prejudicial and remained in the meeting, took part in the debate and voted.

(The site was viewed by members of Havant Borough Council and Winchester City Council's Development Control Committees on 25 October 2006.)

The application site straddled the administrative boundary between the Winchester District and Havant Borough, and the applicant had therefore submitted separate and complementary applications to each local planning authority.

At its meeting held on 5 October 2006 the Committee (Minute 150/10/2006) had agreed arrangements whereby this Committee would meet with Winchester City Council's Planning Development Control Committee to consider the applications submitted by George Wimpey UK Limited for development of the site. The Committee was reminded that Winchester Planning Development Control Committee and Havant's Development Control Committee would each separately open to consider procedural items and then adjourn for informal discussions. Following these informal discussions, each Committee would reconvene to determine the application submitted in respect of its own area.

Prior to the meeting of this Committee Winchester City Council had convened and adjourned for the informal meeting. The Chairman opened the meeting and outlined the format of the meeting.

(The meeting adjourned at 10.10 am:

- (a) for informal discussions (including officer presentations, public participation, representations by the applicant and debate between Members of both Committees) to take place; and**
- (b) to enable Winchester City Council's Planning Development Control Committee to resume its formal meeting to determine Planning Application 05/00500/OUT (W19499).**

The meeting resumed at 4.09 pm)

The Committee considered:

- (a) the written report and recommendations of the Head of Development and Technical Services at Havant Borough Council and the Director of Development at Winchester City Council;
- (b) amendments to the recommended conditions 11,13,14, 18 and 33 which were circulated as an addendum at the meeting;
- (c) an update on responses received from Hampshire County Council and the Highways Agency was also circulated in an addendum at the meeting.
- (d) the following issues and matters raised whilst the meeting was adjourned:
 - 1. the officers' presentation;
 - 2. deputations received;
 - 3. questions raised by members of this Committee and members of Winchester City Council's Planning Development Control Committee in relation to this application and application, 05/00500/OUT (W19499), submitted to Winchester City Council; and

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4. a debate with members of Winchester City Council Planning Development Committee over this and application 05/00500/OUT (W19499); and
5. amendments suggested by the officers in relation to recommended Condition 6 and the terms of the proposed planning obligation;
6. the debate and decision of Winchester City Council's Planning Development Control Committee, which took place whilst the meeting was adjourned, in relation to application (05/00500/OUT (W19499). The decision made by this Committee was as follows:

"1. That the Director of Development at Winchester City Council be authorised to GRANT PERMISSION to application 05/00500/OUT(W19499) subject to:-

- (a) The referral to The Secretary of State in accordance with the requirements of The Town and Country Planning (Residential Development On Greenfield Land) (England) Direction 2000;*
 - (b) The completion of legal agreements under Section 106 of the Town and Country Planning Act 1990 and other relevant legislation, incorporating the terms set out in Appendix A to the report as amended above (attached as amended as an appendix to the minutes) (subject to such changes as the Head of Development Services (Havant Borough Council) and Director of Development (Winchester City Council) may determine), such agreements to be to the satisfaction of the City Secretary and Solicitor (Winchester City Council) and the Solicitor to the Council (Havant Borough Council);*
 - (c) That subject to the amendments and additional conditions as detailed above, the conditions be approved as set out in Appendix B to the report (attached as amended as an appendix to the minutes).*
- 2. That the Director of Development be authorised to include any additional condition which he considers appropriate in the light of the decision taken in respect of application 05/40000/000 (Havant Borough Council). (Subsequent to the meeting there were no additional conditions to include following Havant Borough Council's decision).*
- 3. That the Committee's thanks be forwarded to the Members and Officers of Havant Borough Council for their hospitality and joint working in considering the applications; to Hampshire County Councils' Members and Officers and to all other parties present."*

The Chairman, on behalf of the Committee, thanked the officers of this Council and Winchester City Council for their work in relation to this application.

The Committee considered that the proposed amendments put forward by the officers and those agreed by Winchester City Council overcame concerns expressed concerning the siting of the Waste Recycling Centre, the need to moderate the impact of the access to employment areas on residential amenity, and the need to ensure that the proposals would conform to current policies and practices relating to climate change. It was therefore

RESOLVED that

(A) the Head Of Development and Technical Services at Havant Borough Council be authorised to GRANT PERMISSION to application 05/40000/000 subject to:-

- (1) the referral to the Secretary of State in accordance with the requirements of the Town and Country Planning (Residential Development On Greenfield Land) (England) Direction 2000;
- (2) the completion of legal agreements under Section 106 of the Town and Country Planning Act 1990 and other relevant legislation, incorporating the terms set out in **Appendix A** to the submitted report and the following additional Head of Terms:

“Signing and Lorry Routeing

A routeing agreement for heavy goods vehicles accessing the Household Waste Recycling Centre to include provision of appropriate signing for domestic vehicles from the existing highway network with the objective of encouraging users of the Household Waste Recycling Centre to use an agreed route, with a long term objective of heavy goods vehicles accessing the Household Waste Recycling Centre from the Grainger Trust development.”

(subject to such changes as the Head Of Development and Technical Services (Havant Borough Council) and Director of Development (Winchester City Council) may determine), such agreements to be to the satisfaction of the City Secretary and Solicitor (Winchester City Council) and the Solicitor to the Council (Havant Borough Council);

- (3) The following conditions

A. Time and Reserved Matters

Time limit – outline

- (1) The first application for approval of reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission. All subsequent reserved matters applications shall be submitted no later than seven years from the date of this permission.
- (2) The development hereby permitted shall be begun before the expiration of two years from that date of approval of the first of the reserved matters to be approved.
- (3) No development shall take place until a programme of phasing for implementation of the whole development has been agreed in writing by the Local Planning Authority. Any amendment to the approved phasing programme must be first agreed in writing by the Local Planning Authority.

NB (1): The Local Planning Authority will require the provision of a proportion of the business use floorspace prior to the completion of the residential development.

NB (2): Notwithstanding the illustrative phasing plan, the land for the Household Waste Recycling Centre shall be phased in accordance with the requirements of Hampshire County Council.

B. Compliance with the Masterplan and Proposed Design Codes

- (4) The submission of all reserved matters and the implementation of development shall be carried out in substantial accordance with the Design Brief, Design Addendum (March 2006), the amended Masterplan (Drawing No JWW.0963-501-01K), the Environmental Statement (March 2005) and the Addendum to the Environmental Statement (March 2006), and Design Codes.
- (5) The business element of this permission shall consist of 40% B1, 40% B2 and 20% B8 uses measured by gross floor space, and shall include provision for start up units and a mix of unit sizes.
- (6) No development shall take place within any phase of the approved development until a Design Code for that phase has been submitted to and approved in writing by the Local Planning Authority. The Design Codes shall be prepared in accordance with the principles set out in the Design Addendum (March 2006). The Design Codes will also include a 1:1250 Framework Plan and an accompanying written statement to develop and interpret the amended Masterplan (Drawing No. JWW.0963-501-01K) or any

subsequent version agreed with the Local Authority. The Design Codes will provide details and guidance on the following:

General, Including Climate Change:

- (i) Suitable external materials and facing finishes for roofing and walls including opportunities for using locally sourced and recycled construction materials.
- (ii) Accessibility to buildings and public spaces for the disabled.
- (iii) Environmental impact mitigation measures identified by the Environmental Statement.
- (iv) Sustainable design and construction, in order to achieve a minimum Eco-homes standard of 'Very Good' and equivalent BREEAM rating for office and industrial, maximising passive solar gains, natural ventilation, water efficiency measures and the potential for home composting and food production.
- (v) On site measures which show how energy efficiency is being addressed to reflect current practice and policy in climate change, and show the on-site measures to be taken to produce at least 10% of the total energy requirements of the new development by means of renewable energy sources.
- (vi) The inter-relationship between residential use and access to employment areas so as to mitigate the impact on residential amenity.

Land-Uses:

- (vii) Mix of dwelling sizes and density, including proportion of small dwelling units (1-2 bed max. with gross internal floorspace of 75sqm).
- (viii) Location of affordable housing.
- (ix) Use class specifications for internal and external floorspace areas relating to live work units.
- (x) Sound attenuation measures to mitigate against noise from roads and industrial units.
- (xi) Design of shopfronts and frontages to business premises.
- (xii) Layout, massing, scale, orientation, floorspace area and height of residential and commercial development, including provision and location of landmark buildings.
- (xiii) Outdoor storage and manufacturing areas for business, and retail premises.
- (xiv) Location and design of commercial and residential refuse areas.
- (xv) Location and design of visible or audible plant, machinery or structures required for ventilation or filtration purposes.

Landscaping and Ecology:

- (xvi) Hard and soft landscaping including the protection of important trees and hedgerows.
- (xvii) Minor artefacts and structures (including street lighting, floodlighting and boundary treatments for commercial premises, street furniture and play equipment).
- (xviii) Design of the public realm, including layout and design of squares, areas of Public Open Space and areas for play.
- (xix) Open space needs and timing of such provisions.
- (xx) Conservation of flora and fauna interests.
- (xxi) Integration of percent for art as part of layout.

Highways and Transport:

- (xxii) Alignment, width, gradient and type of construction proposed for all footways, cycleways, bridleways, roads and vehicular accesses to and within the site (where relevant) and individual properties;
- (xxiii) On street and off-street residential and commercial vehicular parking and / or loading areas.
- (xxiv) Cycle parking and storage.
- (xxv) Means to ensure casual parking is discouraged and occurs in designated spaces.

Statutory Services

- (xxvi) Integration of strategic utility requirements, landscaping and highway design.

Composite details condition

- (7) No development hereby permitted shall commence in any phase until plans and particulars specifying the detailed proposals for all of the following aspects of the same [herein called "the reserved matters"] have been submitted to and approved in writing by the Local Planning Authority for that phase. Thereafter the development hereby approved shall be carried out in accordance with the approved details.
 - (i) The reserved matters:
 - (a) The siting of all buildings.

- (b) The design and external appearance of all buildings (including details of the colour and texture of external materials to be used);
 - (c) Landscaping including a landscape design showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces, the design of street furniture and the finished levels in relation to existing levels
- (ii) Other matters:
- (d) The layout of the development including the positions and widths of roads, cycleways, bridleways and footpaths and routes to countryside across the wetland areas, including horizontal cross sections and longitudinal sections and details of any associated infrastructure;
 - (e) The finished levels (above ordnance datum) of both the ground floor of the proposed buildings(s) and the surrounding ground levels;
 - (f) Access facilities for the disabled;
 - (g) The measures to be taken to protect adjacent areas from excessive noise;
 - (h) The layout of foul sewers and surface drains;
 - (i) The manner of treatment of existing water courses and ditches;
 - (j) Landscaping including an accurate plan showing the position, type and spread of all existing trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring the tree(s) to be retained to a satisfactory condition; and also details of any proposals for the felling, lopping, topping or uprooting of any tree;
 - (k) Landscaping including the arrangements to be made for the future maintenance of landscaped and other open areas;

- (l) The alignment, height and materials of all walls and fences and other means of enclosure including acoustic barriers;
- (m) Hard surfacing proposals including surfacing materials;
- (n) The provision to be made for the parking, turning, loading and unloading of vehicles;
- (o) The provision to be made for the storage and removal of refuse from the premises;
- (p) The provision to be made for street lighting;
- (q) The provision to be made for external lighting;
- (r) The location, height and appearance of any chimney(s), flues and vents.
- (s) The alignment, width, gradient and type of construction of any temporary vehicular or pedestrian/cycle link to the HWRC and/or to the boundaries of the site.

Samples/details of materials

- (8) Construction of the building(s) hereby permitted shall not commence until details (with samples where requested) of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

C. Highways and Access

Refer to Condition 06 for relevant Design Code requirements

- (9) No development hereby permitted shall commence in any phase until plans and particulars specifying the alignment, width, gradient and type of construction to an adoptable standard proposed for all footways, roads and individual accesses thereto (including all relevant horizontal cross and longitudinal sections) and the related provision to be made for street lighting and for surface water

disposal and a programme for the implementation and making up of the same have been submitted to and approved in writing by the Local Planning Authority for that phase. The implementation and making up of the same shall be completed in full accordance with such plans, particulars and programme as are thus approved by the Authority.

Diversion of a public right of way

- (10) Where footpaths or public rights of way will be affected no works shall commence on the relevant phase of development until a phased programme for the closure and/or temporary diversion of footpaths or public rights of way have been submitted to and approved in writing by the Local Planning Authority. No change to this phased programme shall be permitted without the written consent of the Local Planning Authority.

Future access to adjacent land

- (11) The layout of the site shall allow for the possible future extension of 'The Main Avenue', as identified in the application papers into the MDA land to the south and there shall be no barriers or other restrictions preventing access between the application site and this adjoining land to the south via "The Main Avenue" unless otherwise agreed in writing by the local planning authority.

D. Drainage and Flood Prevention

Control of surface water

- (12) No development shall be commenced until a scheme for the provision of a surface water regulation system and any works for water course diversion is designed and the phasing of implementation agreed to the satisfaction of the planning authority and supported by detailed calculations. The regulation system for the site must ensure that the runoff from the 1% probability storm is controlled and will restrict the outflow to that which would have occurred had the site been a green field. The scheme shall include a maintenance program and establish ownership of the storage system for the future.

Protection of aquifer and general water quality

- (13) Prior to the commencement of development approved by this planning permission (or such other date or stage in development

as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority.

- (i) A desk study identifying:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site
- (ii) A site investigation scheme, based on (1) to provide information for an assessment of the risk to all receptors that may be affected, including those off site.
- (iii) The results of the site investigation and risk assessment (2) and a method statement based on those results giving full details of the remediation measures required and how they are to be undertaken if required.
- (iv) A verification report on completion of the works set out in (3) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting if required.

The development shall not be carried out other than in accordance with the agreed details and any changes to these agreed elements require the express consent of the Local Planning Authority.

- (14) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with, including timing provisions, and the development shall not be carried out other than in accordance with the agreed details.

- (15) Piling or any other foundation designs using penetrative methods will not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant risk to groundwater.

Details of drainage design and construction

- (16) No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drainage systems and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision to serve the agreed phase of development in full accordance with such plans and particulars as are thus approved by the Authority.

Water course diversion

- (17) No development approved by this permission shall commence until a full River Mitigation Strategy has been submitted and approved by the Local Planning Authority and implemented by the Developer.

Watercourse habitat

- (18) No development approved by this permission should commence until a scheme to maintain flyways for bats has been submitted to and approved by the Local Planning Authority. The development shall not be carried out other than in accordance with the agreed details.

E. Environmental Health

Refer to Condition 06 for relevant Design Code requirements.

- (19) Development shall not commence until a scheme to mitigate the effect of any contamination of the site has been submitted to an approved in writing by the Local Planning Authority. The approved scheme shall be based upon a detailed site investigation and assessment of the extent of any contamination present and shall specify the measures to be taken to avoid risks to the public, buildings and the environment when the site is

developed. The site investigation report is to be included within the scheme details. Unless agreed otherwise in writing by the Local Planning Authority the approved scheme shall be completed prior to the occupation of the buildings.

Details – Measures to control external noise

- (20) No relevant phase of development hereby permitted shall commence until a scheme for protecting the proposed dwellings and their gardens from noise from Hambledon Road and the proposed 'Main Avenue' and 'Main Street' has been submitted to and approved in writing by the Local Planning Authority. Those dwellings shall not be brought into use until the implementation of all works forming part of such approved noise protection scheme has been completed in full accordance with all detailed components of such scheme.

F. Landscaping and Boundary Treatment

Refer to Condition 06 for relevant Design Code requirements

Details of soft landscaping

- (21) No phase of development (nor any site clearance) hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of that phase not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and timing provisions for completion of the implementation of all such landscaping works. The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted as part of such approved landscaping scheme which dies or is otherwise removed shall be replaced with another of the same species and size during the first available planting season.

Details of hard landscaping

- (22) No phase of development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of that phase proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Each development phase hereby permitted shall not

be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Details of Local Equipped Area for Play

(23) No phase of residential development hereby permitted shall commence until a specification for the Local Equipped Area of Play (LEAP), as shown on the amended Masterplan (Drawing No. JWW.0963-501-01K), has been submitted to and approved in writing by the Local Planning Authority. The development of a LEAP shall be undertaken in accordance with National Playing Field Association 'Six Acre Standard' Best Practise Guidance (2001) and, unless otherwise agreed in writing by the Local Planning Authority, should include the following as a minimum:

- (i) An activity zone of at least 400sqm in area that caters for children of 4-8 years in age.
- (ii) At least 5 types of play equipment (i.e. balancing, rocking etc).
- (iii) Appropriate boundary treatment to provide a continuous and secure boundary.
- (iv) A barrier to limit the speed of a child entering or leaving the facility.
- (v) At least 10 metres between the edge of the play area and the boundary of the nearest property
- (vi) Planting around the perimeter
- (vii) Adequate adult seating provision
- (viii) Signage
- (ix) Litter bin

Details of Local Areas for Play

(24) No development hereby permitted shall commence until the location and specification for the Local Areas for Play (LAPs) have been submitted to and approved in writing by the Local Planning Authority. The development and location of LAPs shall be undertaken in accordance with National Playing Field Association 'Six Acre Standard' Best Practise Guidance (2001), unless otherwise agreed in writing by the Local Planning Authority.

Landscape maintenance

(25) No development shall commence within a phase until a schedule of landscape maintenance, for that phase, for a minimum period of five years shall be submitted to and approved in writing by the

Local Planning Authority and shall include details of the arrangements for its implementation.

Retention of trees and 'Important' hedgerows

- (26) The existing trees in 'good condition' (BS: 5837 category B), as shown in the tree survey report submitted with the Environmental Statement and indicated for retention on the amended Masterplan (Drawing No. JWW.0963-501-01K), any other trees subject to Tree Preservation Orders and 'Important' hedgerows (Hedgerow Regulations 1999) shall, unless otherwise agreed in writing by the Local Planning Authority, be retained to a standard consistent with good arboricultural practice. Any trees or sections of hedgerow which die during the construction or first five years following completion of each phase of development shall be replaced during the next planting season.

Details of boundary screening provided by new landscape buffer

- (27) No phase of development hereby permitted including any site clearance shall commence until details of the landscape buffer proposed to be provided along the western boundary of the application site, as shown in the amended Masterplan (Drawing No. JWW.0963-501-01K), and a programme for its implementation, have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not progress other than in accordance with the implementation programme, as is thus approved by the Authority. At all times thereafter, all such boundary treatment shall be retained in a wholly sound and effective condition for a period of 5 years.

Details of acoustic barrier adjacent to Brambles Business Park

- (28) No phase of development adjacent to Brambles Business Park hereby permitted shall commence until details of the acoustic barrier to be provided along the boundary of the application site with Brambles Business Park have been submitted to and approved in writing by the Local Planning Authority.

Advance/screen planting

- (29) No development (nor any related site clearance) shall commence on the site until details of advance or screen planting has been submitted to and approved in writing by the Local Planning Authority. Such approved planting shall be completed prior to the first occupation of the part or phase of the development to which the screen relates / in accordance with an implementation

timetable agreed in writing by the Local Planning Authority. All such planting shall be maintained to encourage its establishment for a minimum of five years following contractual practical completion of the development. Any trees or significant areas of planting which are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period shall be replaced before the end of the next planting season.

G. Ecology

Refer to Condition 06 for relevant Design Code requirements

Ecological survey

- (30) Unless otherwise agreed in writing by the Local Planning Authority, no phase of development (nor any related site clearance) shall commence on the site until an ecological survey of that phase and any other land likely to be significantly effected by the proposed development, as identified on drawing no. JWR.0457-56-1, has been carried out and details including an assessment of the impact of the proposed development and any appropriate measures to alleviate this shall have been submitted to and approved in writing by the Local Planning Authority concurrently with the submission of site layout drawings.

Ecological mitigation

- (31) No phase of development (nor any related site clearance) shall commence on the site until details of the provision of ecological mitigation measures for that phase and any other land likely to be effected by the proposed development, including the provision of the wetlands areas, have been submitted to and agreed in writing the Local Planning Authority. The mitigation measures shall include a programme for their implementation specifying start and completion dates and the provision of a management regime for these areas thereafter. Unless otherwise approved in writing by the Local Planning Authority, the mitigation measures shall be implemented in accordance with the approved programme.

H. Archaeology

Details of provision for archaeology

- (32) No phase of development (nor any related site clearance) shall commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a written

scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority in consultation with Hampshire County Council.

I. During Construction

- (33) No development (nor any related site clearance) within a phase shall take place until a Method of Construction Statement has been submitted for that phase, and approved by the Local Planning Authority, to include details of:
- (i) construction traffic routes in the local area
 - (ii) parking for vehicles of site personnel, operatives and visitors
 - (iii) loading and unloading of plant and materials
 - (iv) piling techniques
 - (v) storage of plant and materials
 - (vi) programme of works (including measures for traffic management and operating hours)
 - (vii) provision of boundary hoarding and lighting has been submitted to and approved in writing by the Local Planning Authority
 - (viii) protection of important trees, hedgerows and other natural features
 - (ix) measures to reduce mud and spoil on the highway
 - (x) details of proposed means of dust suppression and noise mitigation

Only the approved details shall be implemented during the construction period as appropriate.

Section C - minutes which include a recommendation to the Council raising issues of exclusion of the public during their consideration

Nil

The meeting commenced at 10.05 am and concluded at 4.18 pm

(The meeting adjourned to enable an informal meeting to take place with Winchester City Council's Planning Development Control Committee and for Winchester City Council's Planning Development Control Committee to resume its formal meeting to determine Planning Application 05/00500/OUT (W19499) 10.10 am to 4.09 pm)

(The coded conditions and reasons for refusal included in these minutes are set out in full in

the Council's Manual of Model Conditions and Reasons.)