

Southampton City Planning & Sustainability
Planning and Rights of Way Panel meeting 13 March 2012
Planning Application Report of the Planning and Development Manager

Application address: Centenary Quay, Victoria Road			
Proposed development: Reserved matters approval sought for Phase 2 of the Centenary Quay development granted outline permission in December 2009 (reference 08/00389/OUT - Environmental Impact Assessment Development) to provide 168 residential units (49 x one-bedroom, 103 x two-bedroom, and 16 x three-bedroom units), a library and day nursery in buildings ranging in height from three-storeys to six-storeys with associated parking and other works			
Application number	11/01923/REM	Application type	REM
Case officer	Stephen Harrison	Public speaking time	15 minutes
Last date for determination:	26.03.2012 IN TIME	Ward	Woolston
Reason for Panel Referral:	Major development subject to objection	Ward Councillors	Cllr Cunio Cllr Payne Cllr R Williams

Applicant: Crest Nicholson Operations Ltd	Agent: Savills - Fao Gavin Hall
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Recommendation Summary	Conditionally Approve
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Reason for granting Permission

The development proposed for Phase 2 of the 'Centenary Quay' development is acceptable taking into account the policies and proposals of the Development Plan as set out in the Planning & Rights of Way Panel Report (and repeated below) dated 13th March 2012. The Council has also taken into account:

- the findings of the previous Environmental Statement (as updated) and other background documents submitted with the application, in accordance with the requirements of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011;
- An appropriate assessment in accordance with the Conservation (Natural Habitats etc) Regulations 1994;
- The Woolston Riverside Planning Brief and Illustrative Master plan 2004; and,
- The outline planning permission for this site (05/00816/OUT and 08/00389/OUT refers)

The development of Phase 2 will mark a significant change in the relationship of the site to Woolston and offers far reaching regeneration benefits. These benefits, in terms of physical and community renewal, tangible job creation, new homes (including 103 affordable homes), community facilities and the creation of a distinctive place have previously been weighed against the concerns raised by residents about traffic, parking, dense high-rise urban development in close proximity to existing dwellings, and its subsequent integration into Woolston.

The proposed development makes efficient use of this previously developed site and would result in the regeneration of urban land, improving security in the area through an

increase in occupation and passive surveillance, whilst (in time) opening up the riverside environment to the public. The assessments of the impact of the development have been wide ranging and carried out to a comprehensive level of detail. The statutory regulations covering environmental impact assessment and the protection of important natural habitats have been satisfied. Other material considerations do not have sufficient weight to justify refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. Planning permission should therefore be granted for Phase 2.

Policies of the City of Southampton Local Plan.

SDP1, SDP4-17; SDP22; NE4-5; HE6; CLT1; CLT5; CLT6; CLT7; CLT11; L4; H1-3; H7; REI5; REI7; REI15; and MSA18 as supported by policies CS3-7; CS10; CS12-16 and CS18-25 from the adopted LDF Core Strategy (2010) and the Council's current list of up to date supplementary planning documents.

Appendix attached			
1	08/00389/OUT Decision Notice	2	Planning Panel Minutes
3	Development Plan Policies	4	Relevant Planning History

Recommendation in Full

Conditionally Approve

Background

Outline planning permission was granted for the Centenary Quay (CQ) development on 31st December 2009. The approved development comprises:

'Redevelopment of the site to provide a mixed use development comprising: 1,620 dwellings (including 405 affordable homes); retail (Class A1 - 5,525 square metres, including a food store); restaurants and cafes (Class A3 - 1,543 square metres); offices (Class B1 - 4,527 square metres); yacht manufacture (Class B2 - 21,237 square metres); Business, industrial, storage and distribution uses (Class B1/B2/B8 - 2,617 square metres); 100 bedroom hotel (Class C1- 4,633 square metres); 28 live/work units (2,408 square metres); community uses (Class D1- 2,230 square metres); two energy centres (1,080 square metres); with associated parking (including the laying out of temporary car parking); new public spaces; river edge and quays; new means of access and associated highway/ environmental improvements. (Environmental Impact Assessment Development- 'Hybrid' planning application: outline in part, full details of phase 1 and river edge submitted).'

Phase 1 of this development is nearing completion and is partially occupied. This current application relates to Phase 2. A copy of the 08/00389/OUT planning permission, which governs this application for reserved matters, is attached to this report at **Appendix 1**. A copy of the minutes from the August 2008 Panel meeting at attached at **Appendix 2**.

1.0 The site and its context

The 0.83 hectare application site forms part of the former Vosper Thornycroft shipbuilding site and is bounded by Victoria Road to the east, the new spine road known as John Thornycroft Road to the west, 160 residential units forming Phase 1 of the Centenary Quay development to the south, and the cleared site of the proposed marine employment quarter to the north. The site is located on the south western edge of the defined Woolston district shopping centre.

1.1 The surrounding area is characterised by the district centre, the neighbouring

Cooperative foodstore, the river and an extensive residential area, mainly in the form of two-storey terraced housing and some semi-detached and detached houses of varying architectural styles. The site is open to public view from across the River Itchen from Ocean Village and from the Itchen Bridge. The site is currently secured with hoardings to the adjacent roads. There is a change in level across this part of the site of some 2.5 metres.

2.0 Proposal

This Reserved Matters application seeks to secure permission for the details of Centenary Quay Phase 2 (as approved at outline stage under LPA ref: 08/00389/OUT). As part of the outline permission the Council has approved a maximum quantum of development for the site as a whole, but has not stipulated how its delivery should be phased.

- 2.1 At the outline stage Phase 2 was indicatively shown as providing a 4,320sq.m (gross) foodstore, 100 bedroom hotel, 120 affordable residential apartments above and 28 live work units in Block K1L with details of 'Access', 'Layout' and 'Scale' provided and approved. 'Appearance' and 'Landscaping' being reserved for a subsequent application.
- 2.2 The applicants now seek to amend the quantum and type of development that was shown for Phase 2 at the outline stage. The approved masterplan allows for such a variation providing the overall quantum approved is not breached.
- 2.3 For this application Phase 2 now comprises 168 residential units (49 x one-bedroom, 103 x two-bedroom, and 16 x three-bedroom units) of which 103 will be 'affordable', a library on behalf of the Council (760sq.m) and a private day nursery (740sq.m) in buildings ranging in height from three-storeys to six-storeys. Full details of the 'Appearance' and 'Landscaping' are provided for consideration. A contemporary design solution, similar to that employed for Phase 1, is proposed with the use of facing brick, coloured through-renders and hardiplank. As with the outline consent parking is located beneath a decked amenity space and wrapped by apartments to reduce its impact. A total of 189 vehicle spaces are proposed, which is compliant with the requirements of outline permission (condition 56 refers) and also includes 21 spaces for those residents of Phase 1 that are currently using an agreed temporary car park alongside Victoria Road.
- 2.4 As such, the key changes to note are:
- The day nursery and library that previously formed part of the indicative Phase 3 have been brought forward for delivery in Phase 2.
 - Following discussions with their preferred foodstore operator it is proposed to move this use into Phase 3. A planning application is expected in March 2012 for this phase.
 - The number of residential units proposed has increased to take advantage of central government subsidy to facilitate the delivery of 103 of the 168 flats as 'affordable' homes. The applicant is still bound by the outline total of 1,620 residential units (25% affordable) for the complete development.
 - The proposed hotel is no longer part of Phase 2 due to difficulties experienced in finding an appropriate tenant at this time.
 - The key area of difference between the approved and proposed building envelope affects the Victoria public house, which sees a foodstore service yard replaced by built form to accommodate the day nursery.
 - The proposed building form, height and footprint remains largely as consented at the outline stage. However, as there are parts of the Phase 2 building envelope that differ from that approved the applicants have, for procedural reasons, also sought amendments to the agreed 'Access', 'Layout' and

'Scale'. This is necessary to accommodate the changes necessary to facilitate the swap of the foodstore with the day nursery and library.

3.0 Relevant Planning Policy

The Development Plan for Southampton currently comprises the "saved" policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 3**.

3.1 Major developments are expected to meet high sustainable construction standards in accordance with the City Council's adopted and emerging policies. In accordance with adopted Core Strategy Policy CS20 and Local Plan "saved" Policy SDP13.

3.2 That said, as this application is for the approved Phase 2 reserved matters it is governed more by the outline planning consent than the Development Plan itself. The impact of changing land uses (as proposed) requires further consideration and is discussed below.

4.0 Relevant Planning History

The site's relevant planning history is detailed at **Appendix 4**.

5.0 Consultation Responses and Notification Representations

Following the receipt of the planning application a publicity exercise in line with department procedures was also undertaken which included notifying adjoining and nearby landowners, placing a press advertisement (29.12.2011) and erecting a site notice (22.12.2011). At the time of writing the report **2 representations** have been received from surrounding residents (including an objection from the Woolston Community Association)

5.1 Planning related issues raised include:

5.2

- The proposed library facilities would be better located at Inkerman Road/Johns Road. The proposed library has poor pedestrian linkages and needs further work.

Response

The Council agreed to relocate the Woolston library to this site when it approved the outline planning application for Centenary Quay. The speed limit along John Thornycroft Road will be set at 20mph and the Council's Highways Officers are exploring the best locations for improved pedestrian crossings in the vicinity of the library.

5.3

- The proposed library has no parking for staff or customers and is poorly served by public transport

Response

The level of parking proposed is consistent with the outline permission and the Council's adopted maximum standards. The site is located on the edge of a defined District Centre that is well served by existing public car parking (excluding the Cooperative car park). Short stay spaces are proposed in close proximity to both the library and day nursery.

5.4

- The Council acted unlawfully in allowing the outline planning permission and, as such, this reserved matters application is also unlawful.

Response

The Council maintains that it appropriately dealt with the outline planning application in accordance with the regulations and procedures that were

applicable at that time. This Council's Solicitor has also dealt with this accusation through the Council's formal complaints procedure. It is our opinion that the Council is free to determine this, and any subsequent, application for associated reserved matters.

5.5 **Consultee Comments**

SCC Highways – No objection. Parking for residents has been provided within SCC policy, providing 0.84 of a space per 1 bed property and 1 space per 2/3 bed unit. The development benefits from good accessibility, and this will only get better with improved facilities as the development progresses. There are a number of on street short stay parking spaces to be provided adjacent to the day nursery and library. There are nearby existing on street parking spaces which can also be used if the new spaces are in use.

5.6 Cars using the underground car park will access via a ramp from John Thornycroft Road. This access will be controlled with gates, which will be set back into the site to prevent cars blocking the public highway whilst waiting for the gates to open. Adjacent to this access point there will be a lay by for the refuse vehicle to wait in whilst bins are collected from the nearby bin assembly point. This lay by will be controlled by traffic regulation order to ensure its use is for loading/unloading only, and not for casual parking. Whilst a vehicle is stationary in this lay by it will have an impact upon the forward visibility sight line for drivers exiting the residents underground parking, but the restricted direction is to the far side of the carriageway, and not the nearside which would prove more problematic.

5.7 The roads in the near vicinity have been subjected to a 20mph speed limit which helps the safety of pedestrians and cyclists, and the section of Victoria Road to the north of the site has been traffic calmed making this pedestrian and cycle friendly. Dropped crossings and tactile paving has been designed into the new road works. Buses have already been routed through the site with bus stops, and the bus hub at the base of the Itchen Bridge is only a short walk away. Victoria Road forms part of the National Cycle Route 2, helping cyclists to link into the local network for both leisure and work related journeys.

5.8 The impact of the development on the highway network has already been considered at the outline stage, and a phased range of works have been agreed via the Section 106 agreement and are triggered as the development progresses. This site was originally designated to accommodate a supermarket, and this has now been moved into phase 3 which will result in the need to change the handling of the traffic locally, although overall, the impact remains unchanged.

5.9 **SCC City Design** – The scheme design and landscape proposals are generally of high quality and will significantly enhance the quality of the experience to those living close to and visiting the district centre, by bringing in newly configured public and community uses, the library and day nursery, and will increase footfall through this and the increase in number of residents living in the new development. The quality of architecture is very good and provides a firm basis, building on the existing quality of Phase 1, to develop a strong identity that will shape the future phases and public spaces, attracting more people to the district centre and will encourage pedestrians to move through the high street and earlier phases towards future phases on the waterfront. The developer, their planning consultants and their architects have worked with City Design taking on board design advice on a number of areas. As a result of these the scale and appearance of the proposals has been improved considerably; this includes developing a simple restricted palette of materials, colours and details, strengthening the architectural identity of the library block as a visual end stop to

the Victoria Road high street and strengthening the identity of the residential entrances/vertical circulation through the use of different materials to the rest of the development. Advice was also given on how phase 2 relates to the future phase 3; including place making, the shape of the oval public space, views, elevational treatment, design of canopies and active frontages.

- 5.10 A key issue from an urban design perspective is whether the relocation of the uses proposed in the outline application for Phase 2 to Phase 3 and vice versa is detrimental to the masterplan concept. It was originally proposed in the outline consent that Phase 2 would provide for a foodstore of 4,320sqm GEA (Gross External Floorspace Area), 148 flats (including 120 affordable and 28 live-work units) and a 100-bed hotel. The current proposal includes relocating the library and the nursery from Phase 3 to 2 and relocating the food market from Phase 2 to Phase 3 and no longer includes the hotel which will be subject to a later phase. The provision of residential units remains very similar to the outline scheme with an increase of 20 no. to 168 no. and in design terms the issues for both schemes are very similar.
- 5.11 The relocation of the library and day nursery closer to the high street will have obvious advantages being closer to areas of increased footfall, but will also contribute to improving footfall on the high street, and so be mutually beneficial.
- 5.12 The relocation of the food store to Phase 3 will need detailed consideration when the planning application is submitted but the principle of this in design terms needs to be considered as it fundamentally changes the use mix, the provision of private amenity space between and the access to the underground car park provided in Phase 3. This latter design issue is a considerable improvement as vehicles will now be directed into the car park before they meet the public space (the access route previously crossed the public space created between the Upper Square and the Lower Square by the waterfront), so conflict with pedestrians is reduced (and resolves a major concern held at outline stage). With regard to the use mix there is concern that the location of the food store might draw footfall away from the high street, however it will create the opportunity for a greater critical mass along with other smaller retail uses proposed around the Upper Square and this needs to be considered in balance with other benefits mentioned. The architects have demonstrated in their early studies into this phase that it is possible to deal with design issues arising from the changes to blocks J2/3 and blocks J5/6 and the private amenity space between them, subject to detailed design development.
- 5.13 The height of the proposed Phase 2 development is broadly in line with the parameters set out in the outline consented scheme. However there is a slight overall increase in height to the lower storeys at the southern end of the Victoria Road frontage, but there is now a continuous frontage up to the pub, which creates an improved sense of enclosure.
- 5.14 The overall approach taken for the architectural appearance of Phase 2 is consistent with the ethos and design principles developed in the Design Code submitted as part of the outline consented scheme, which exudes quality and a strong sense of place whilst relating to the architectural approach taken in Phase 1. A simple palette of materials has been chosen, using brick predominantly with relief provided with some full height rendering and access stairs clad in Hardiplank weather boarding and metal cladding to reduce the visual impact of the upper most storey - a detail consistent with Phase 1. Fenestration and balconies are arranged vertically in a formal manner, with a consistent approach throughout.
- 5.15 A number of options were explored by the architect for the primary elevation to the library that has a fitting location at the end of the existing high street. The

architects have heeded advice given to develop a design that will give the library due prominence in this important location, with visual emphasis given to the library through a visually dominant deep lintel and column design framing a full height glazing 'shop front' and the entrance to the library, with a formal elevation to the residential apartments that visually recedes above it. The brick facade returns into Victoria Road giving the library block some visual depth, prominence and solidity appropriate for a 'public building' and the continuity of the lintel/column detail successfully leads the eye both towards the frontage of the nursery and towards the waterfront along John Thorneycroft Road.

- 5.16 *Note: The detailed comments raised have been addressed through the submission of amended plans.*
- 5.17 **SCC Housing** – Offer 'in principle' support for the application, and with reference to the terms of the 'hybrid' S.106 Agreement covering all Phases of the redevelopment and the proposed affordable housing provision of 103 units from a total number of 168 residential units in Phase 2 is acceptable on the indicative basis of 55 'general needs' rented units, 18 'intermediate' rented units, and 30 units for 'Low Cost Home Ownership'.
- 5.18 **SCC Sustainability Team** – AES Southern's Code for Sustainable Homes pre-assessment report states that Phase 2 is on target to achieve 5 Ene 1 credits (47% improvement on 2010 Building Regulations Target Emission Rates). The Core Strategy requires a sequential approach to CO2 reduction through an energy efficiency first approach. It is therefore highly recommended that at least 3 Ene credits are achieved which is the equivalent of Code Level 4 for energy (25% improvement on 2010 Building Regulations Target Emission Rates) to ensure overall CO2 reductions in accordance with the adopted Core Strategy. The report states that Code for Sustainable Homes Credit Sur2 (Surface Water Run Off Category) will be reassessed once drainage information has been received. It is highly recommended that this credit is sought in order to reduce flood risk. In addition credit Wat 2 (External Water Use) is not sort and it is recommended that rainwater harvesting is utilised where feasible.
- 5.19 **SCC Library Services** – The proposed changes to the library are acceptable
- 5.20 **SCC Prevention & Inclusion Services** - can confirm the day nursery layout is a workable option. They are more than happy for it to come forward to phase 2 due to capacity needed within the City for 2,3,4 year olds. They have worked hard and in good faith to provide a temporary facility in time for the residents moving into the development. They did not know Crest would change the phasing of the project and advance the provision of the nursery. The city was clearly going to become short of places due to the development and they could not instantly provide places at the completion of 169th property (as per S.106). The temporary day nursery has been brought forward early as part of the capital Programme in 2010. They do need the permanent nursery as the birth rate has increased and the government has created a new statutory requirement for disadvantaged 2 years to access 15 hours early years entitlement. Woolston will be one of the areas where there will be children that qualify for this. In addition they will also be asking the scouts to agree to retain the temporary venue for childcare /EY places, as the city will need around 2000 places. If we don't retain the temporary nursery and Crest don't deliver the new 80 places, it we could have an even greater capital pressure as we need to find more capital to create the new 2000 places to meet this new statutory requirement.
- 5.21 **SCC Archaeology** - The previous evaluation work on the site suggests that the Phase 2 area has limited archaeological potential and that the main area of interest lies further to the south. Consequently no objections to the proposals.
- 5.22 **SCC Training & Employment** – No objection subject to securing a full

- employment and skills obligation (secured through the S.106)
- 5.23 **SCC Playspace** – No objection subject to off-site contributions towards children’s playspace (secured through the S.106)
- 5.24 **SCC Ecologist** - The extensive area of biodiverse and sedum roofs and the green wall/trellis included in the scheme are excellent pieces of green infrastructure. These are major biodiversity enhancements in what was an area of negligible biodiversity interest and clearly show what is achievable. They should act as exemplars within the city. The design and species list used in Phase 1 should be attached to this consent.
- 5.25 **BAA** – No objections subject to planning conditions being reinstated regarding a bird hazard management plan and cranes.
- 5.26 **Natural England** – No objection to Phase 2 of the development
- 5.27 **Southern Water** – No objection
- 5.28 **Environment Agency** - response is in line with our no objection response to the outline application (08/00389/OUT). Following the recent prosecution of Southern Water Services, for contravention of the conditions of their consent to discharge from the Woolston Waste Water Treatment Works, and a subsequent meeting between the Environment Agency, Southern Water and Southampton City Council, we wish to raise concerns regarding environmental capacity at Woolston Waste Water Treatment Works. The works is currently operating at environmental capacity and we believe the additional housing numbers proposed will further exasperate the situation until an upgrade/extension can be undertaken. However, given the outline permission outstanding for this site we are not in a position to object. It is our understanding that other land within the applicant’s ownership could be of benefit to the redevelopment of Woolston Waste Water Treatment Works. We would therefore strongly encourage a partnership approach between Southampton City Council, Southern Water and Crest to ensure the scheme is delivered without further deterioration in water quality. We appreciate Phase 3 of this development is to be received in February and our response to this application will be of the same nature. The EA wish for their previous recommended condition(s) and comments to be carried forward to this application.
- 5.29 **Hampshire Chamber of Commerce** – Support the application

6.0 **Planning Consideration Key Issues**

The key issues for consideration in the determination of this planning application are:

- i) Principle of Development (and amending uses within each phase)
- ii) Design
- iii) Impact on Residential Amenity
- iv) Highways
- v) Other matters

6.1 **Principle of Development**

Outline planning permission 08/00389/OUT establishes the principle of redevelopment for the entire site for the quantum of development listed, and was found to be in accordance with the Local Plan allocation Policy MSA18. An indicative phasing plan was also consented, which included a foodstore within Phase 2 and a library and day nursery within Phase 3. The proposed change to these uses will maintain footfall within Victoria Road and maintains the agreed scale of development previously approved. Both of which will assist in the vitality and viability of Victoria Road. In short, the approved uses are maintained and,

whilst the order in which they are delivered will change, the application complies with the outline permission. This is acceptable under the terms of the 08/00389/FUL permission.

6.2 Design

The proposed design for Phase 2 broadly follows the consented layout, with slight amendments following the replacement of the foodstore and its servicing requirements. It makes use of the change in level across this part of the site by forming a car park beneath the level of Victoria Road which is then accessed from the John Thornycroft Road street level. The maximum building height proposed is consistent with that agreed at the outline stage.

6.3 A contemporary design solution with a modern palette of building materials is proposed, which is consistent with the agreed Design Code for the site and the agreed details for Phase 1. The design is accompanied by the applicant's Public Art Strategy, which explains how public art will be used to reference the site's recent links with Vosper's and boatbuilding.

6.4 Block A7 fronts Victoria Road and comprises a permanent day nursery and library at ground floor with apartments above. The building itself steps up in scale and height from the neighbouring Victoria public house to 6 storeys above the library. Blocks A1a and A1b front John Thornycroft Road and provide 5 storeys or residential accommodation. The scheme then turns the corner and follows John Thornycroft Road southwards at 4 storeys where it then meets the completed development of Phase 1.

6.5 A perimeter block form of development is proposed, in line with the outline permission, and this creates a private communal roof terrace above the proposed car park for the enjoyment of all residents of Phase 2. Following the receipt of amended plans the applicants have redesigned the day nursery's 215sq.m of external space so that it makes the most of its southerly aspect whilst improving the privacy afforded to this space from the apartments above. It is no longer located immediately adjacent to the Victoria pub's beer garden, as originally submitted.

6.6 Officers are satisfied that replacing the foodstore with the day nursery and library will not prejudice the site's ability to re-provide the foodstore in a later phase. Any subsequent proposals for a foodstore will require planning permission and a fresh consideration of the planning merits. At the time of writing a planning application for Phase 3, incorporating a foodstore, is expected in mid-March 2012.

6.7 In terms of the scheme's sustainable credentials Members will note that Centenary Quay is served by a site-wide community heating system and will achieve Code for Sustainable Homes Level 4 for its energy use. The scheme will, therefore, meet the requirements imposed at the outline stage by condition 79. Flat roofs that are not set aside for garden space will be provided as a biodiverse 'green' roof.

6.8 The detailed design for Phase 2 is of a high standard consistent with the agreed Design Code compliant with the aims and aspirations of the current development plan's design policies.

6.9 Impact on Residential Amenity

Phase 2 is largely bounded by the wider development site or the neighbouring Cooperative car park. As such, its impact on existing residential amenity is negligible. That said, care has been taken to ensure that the amenity of the upper floors of the Victoria pub are retained. Amended plans have been submitted to demonstrate that those flats within the scheme that do not achieve a 21 metre separation distance – particularly between the closest parts at the rear of proposed blocks A7 and A1a – can be mitigated with balconies omitted. The scheme is considered to achieve a high quality living environment, with all

residents have access to either a private balcony and/or the communal roof terrace (66% of the units have private amenity space), without harming existing residential amenity, and no objections to these detailed proposals have been received from the site's nearest neighbours.

6.10 Highways

Pedestrian access to the library and day nursery will be from Victoria Road and 12 new drop off parking spaces outside of these uses will accommodate the necessary short-term parking requirements for these uses. Otherwise, no dedicated parking is proposed for these uses. Staff that chose to drive to work will park in existing district centre car parks. Additional parking to serve the community uses and the wider development will be secured as part of the Phase 3 development.

6.11 The residential development will be served by on-site parking in line with the limits set by the outline permission (condition 56 refers). This equates to 0.84 spaces per 1 bed unit and 1 space per 2/3 bed units. Additional parking for 28 vehicles is also proposed to accommodate an existing overspill from Phase 1 that is currently provided in an approved temporary car park.

6.12 Secure cycle parking for the day nursery and library is provided integral to these units, with residential spaces provided on a 1:1 basis conveniently to each residential core or within the basement car park.

6.13 Servicing of Phase 2 will be undertaken from a layby located along John Thornycroft Road, and the applicants propose a private refuse collection for the residential uses that can be secured with the outline planning condition 66.

6.14 S.106 contributions for Phase 2

As part of the agreed S.106 for the development the developer will, on commencement of Phase 2, make financial contributions towards off-site play/open space, CCTV, junction improvements at Portsmouth Rd/Victoria Road, Obelisk Road traffic calming and works to Woodley Road.

7.0 Summary

This reserved matters application follows the grant of outline planning permission for the development known locally as 'Centenary Quay'. The current application for Phase 2 is consistent with the masterplan and design code for the development, despite amending the phasing of delivery to the foodstore, library and day nursery, and will to facilitate the continued delivery of this exciting project. Phase 2 as proposed can be controlled with those conditions imposed at the outline application subject to a couple of suggested amendments as set out below.

8.0 Conclusion

The application for Phase 2's reserved matters is recommended for conditional planning approval.

Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

1a-d, 2b-d, 4b, f, g, k, l, u, 5c, 6a, c, d, f, h & l, 7a, b, e, f, g, j, n, p, t, u, v, w, 9a, j & 10 a-b

SH2 for 13/03/2012 PROW Panel

PLANNING CONDITIONS to include:

As with all reserved matters applications the development itself is largely controlled by those planning conditions imposed at the outline planning permission stage. A full copy of the permission is attached to this report at **Appendix 1** but, in addition, the following conditions are recommended as a consequence of the development proposed for the second phase of the project:

1. APPROVAL CONDITION – Obscured Glazing

Those windows marked on the amended plans as being ‘obscured’ on the approved amended plans for Phase 2 shall be fitted as such and fixed shut prior to the first occupation of the affected apartment. These windows shall be retained as agreed thereafter.

REASON:

In the interests of protecting the privacy of prospective residents of the development.

2. APPROVAL CONDITION – Day Nursery Canopy

Details of the proposed canopy to the day nursery shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the day nursery. The agreed canopy solution shall be retained as agreed thereafter unless otherwise agreed in writing with the Local Planning Authority.

REASON:

In the interests of protecting the privacy of prospective users of the day nursery.

3. APPROVAL CONDITION – Coloured Glazing

Details of the proposed coloured glazing to the day nursery and library shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation the respective use. The agreed glazing solution shall be retained as agreed thereafter unless otherwise agreed in writing with the Local Planning Authority.

REASON:

In the interests of securing a high quality design solution for these public spaces in accordance with LDF Core Strategy Policy CS13.

4. APPROVAL CONDITION – Service Layby

Prior to the first occupation of the development details of those measures for securing the delivery and ongoing availability of the approved service layby fronting John Thornycroft Road shall have been submitted to and agreed in writing by the Local Planning Authority. The layby shall be constructed as agreed and managed in accordance with the agreed details.

REASON:

In the interests of securing an appropriate mechanism for the servicing layby which is required to satisfy the needs of the development whilst maintaining highways safety.

5. APPROVAL CONDITION - Construction & Delivery Hours

All works relating to the construction of the development hereby granted, including the works to regrade the levels of the site and ground preparation prior to building operations shall only take place between the hours of:

Monday to Friday 08.00 hours to 18.00 hours
Saturdays 09.00 hours to 13.00 hours
and at no time on Sundays and public holidays.

Any works outside the permitted hours shall be confined to those agreed by the local highway authority as necessary to facilitate the development and/or the internal preparation of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

Unless otherwise agreed by the local highway authority as necessary to facilitate the development all deliveries to, and distribution from, the site relating to the construction of the development hereby granted, including those necessary for the materials for the construction of the approved development, shall only take place between the hours of:

A - for road traffic delivery/dispatch movements
Monday to Friday 08.00 hours to 18.00 hours
Saturdays 09.00 hours to 13.00 hours
and at no time on Sundays and public holidays.

B - for river traffic delivery/dispatch movements (subject to specific tide times)
Monday to Friday 08.00 hours to 18.00 hours
Saturdays 08.00 hours to 16.00 hours
Sundays 08.00 hours to 13.00 hours
and at no time on public holidays, unless otherwise agreed in writing by the Local Planning Authority.

REASON:

To protect the amenities of adjoining properties during the construction period.

6. APPROVAL CONDITION – Landscape Maintenance

The hard and soft landscaping works serving Phase 2 shall be carried out in accordance with the details approved as part of details to be submitted under LPA ref: 08/00389/FUL condition 14. The approved scheme shall be carried out prior to occupation of the second phase, or during the first planting season following the full completion of building works (whichever is sooner), or in accordance with a timescale which has been agreed in writing with the local planning authority prior to the commencement of development.

If within a period of five years from the date of completion of the hard and soft landscape works within Phase 2, or any tree or shrub planted in replacement of it, it is removed, uprooted, destroyed, dies or becomes in any other way defective in the opinion of the local planning authority, another tree or shrub of the same species and size of that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

REASON:

To improve the appearance of the site and enhance the character of the development in the interests of visual amenity, to ensure that the development makes a positive contribution to the local environment and, in accordance with the duty required of the Local Planning Authority by Section 197 of the Town and Country Planning Act 1990.

7. APPROVAL CONDITION - Approved Plans

The development hereby permitted shall be carried out in accordance with the approved amended plans listed in the schedule attached below, including the balcony details shown on plan ref: 14504.TP-P2-417-311M and those recommendations as set out in the supporting documents submitted with the application, namely the Mott Macdonald Renewable Energy response (dated 17/11/11) and the Biodiversity Ecological Considerations, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

For the avoidance of doubt and in the interests of proper planning.

