

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 7 April 2005

Item No:	04
Address:	The Pine Emporium99 Main Road Hursley Winchester Hampshire SO22 4QW
Parish/Ward	Hursley
Proposal Description:	Temporary change of use of part of building from residential to furniture show room
Applicants Name	T.E.W. Ltd (T/A The Pine Emporium)
Case No:	04/03101/FUL
W No:	W17084/02
Case Officer:	Mr Neil Mackintosh
Date Valid:	31 January 2005
Delegated or Committee:	Committee Decision
Reason for Committee:	Parish Council submitted representations contrary to officer recommendation
Site Factors:	Conservation Area Listed Building

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 7 April 2005

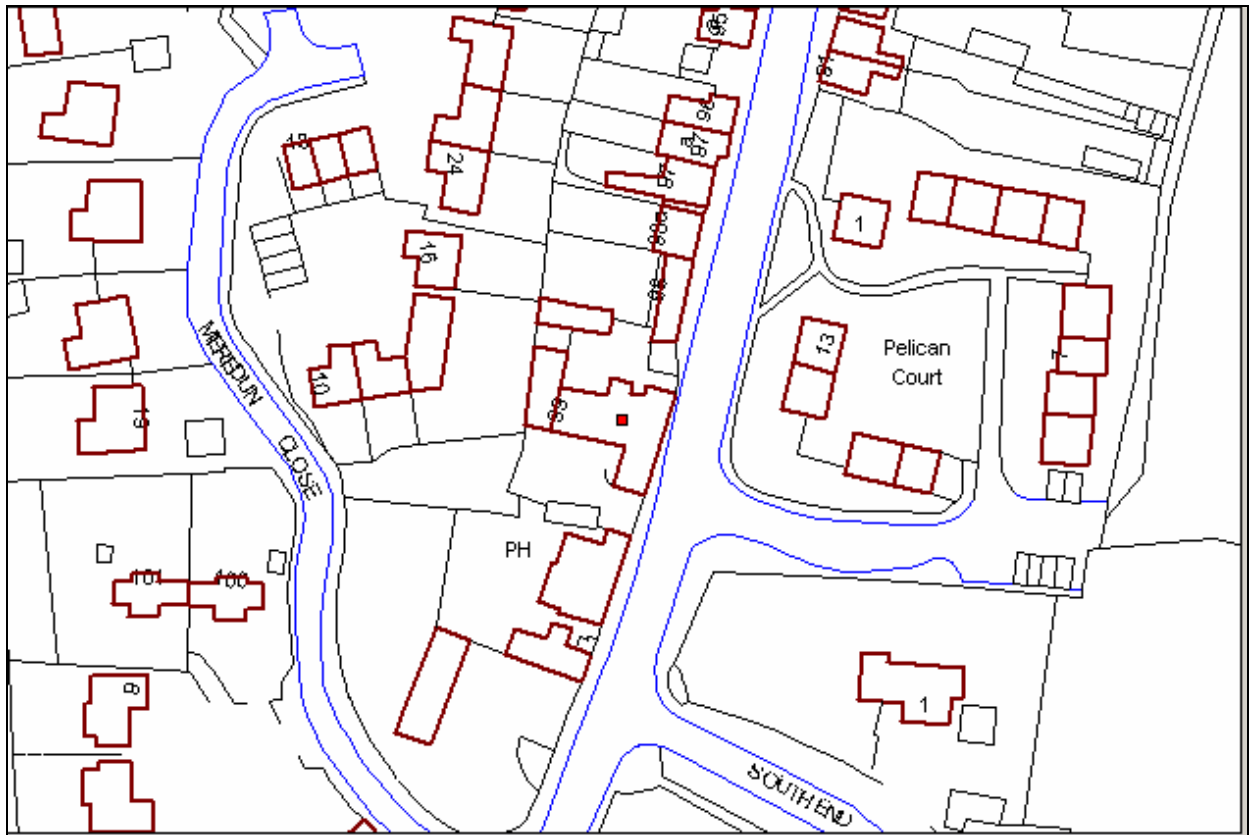
SITE LOCATION PLAN

Case No: 04/03101/FUL

W No: W17084/02

Address: The Pine Emporium 99 Main Road Hursley Winchester Hampshire

Proposal Description: Temporary change of use of part of building from residential to furniture show room



WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 7 April 2005

Site Description

- Part of a C17 building altered and extended in C18 and C19
- Timber frame encased in brick, old plain tile roof
- Currently used as a furniture showroom on both floors
- Yard used as car park, entrance adjacent to The Dolphin pub

Relevant Planning History

- W17084 – Three year temporary consent for change of use from residential use to furniture showroom, permitted 2001
- W17084/01LB – Replacement of water damaged ground floor timbers, inject damp proof course, repairs to roof, brickwork and rainwater system, consent 2002

Proposal

- As per Proposal Description

Consultations

Conservation:

- No objection

Engineers:Highways:

- No objection, it is unlikely that the proposal will cause demonstrable harm to users of the adjoining highway

Representations:

Hursley Parish Council

- Object, The original application for temporary change of use was justified by reference to flood damage. This no longer applies and the use should revert to residential, particularly as the premises would constitute a smaller unit of accommodation.
- The applicant submitted an explanation of his requirements for a further period of use, which was sent to the Parish Council.
- They maintain their objection, saying 'that it was let for years before the flooding (mainly to Sparsholt Students) without difficulty; the main cause of the flooding was an unknown well in the next door shop (the one that has always been a shop) which has been cured; no efforts have been made to let it for residential use'

No letters of representations have been received from neighbours

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- S1, E16, T5

Winchester District Local Plan

- FS1, EN5, H4, HG7, HG18, HG19, T8

Winchester District Local Plan Review Deposit and Revised Deposit:

- SF5, DP3, HE13, HE14, T4

Supplementary Planning Guidance:

- Movement, Access, Streets and Spaces
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 13 Transport

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 7 April 2005

- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Historic heritage/conservation area/listed building
- Highways
- Comments on representations

Principle of development

- Development Plan policies encourage the extension of facilities and services within settlements, the preservation/enhancement of the Conservation Area and the maintenance and continued use of historic buildings
- However, Policy H4 of the Winchester District Local Plan resists proposals that result in a net loss of residential uses, unless required to satisfy other proposals of the Plan.

Impact on character of area

- The three year temporary consent for this use has resulted in little, if any, change to the character of the area.

Historic heritage/conservation area/listed building

- There has been no affect upon the character and appearance of the Conservation Area.
- There has been an added advantage that members of the public have been able to appreciate the internal historic features of the building.

Highways

- Your officers are not aware of any highways problems as a result of the enlargement of the furniture showroom.

Comments on representations

- Your officers agree with the Parish Council that this residential unit should not be permanently lost
- It is a two bedroom unit in a sustainable village location.
- However, the application is for a temporary change of use for three years only.
- A previous period of three years was approved due to extenuating circumstances ie. severe flooding problems in the late 1990's/2000.
- Some of the flooding problems have been solved but not all
- A change in ownership of the building has resulted in draft plans for the conversion of the whole building to residential use ie. a net gain for the village
- This will be dependent upon the relocation of the Pine Emporium.
- In the meanwhile, there is no demonstrable harm as a result of the temporary change of use
- However, it is very unlikely that the Local Planning Authority would be willing to extend this permission for a further period.

Recommendation

APPROVE – subject to the following condition:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 7 April 2005

Conditions/Reasons

01 The permission hereby granted shall be for a limited period expiring on 31 March 2008 on or before which date the use hereby permitted shall be discontinued and the building restored to residential use in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

01 Reason: The change of use results in the loss of a residential unit which is contrary to adopted planning policy and cannot be accepted on a permanent basis.

Informatives

01. The development is not in accordance with the Policy H4 of the Winchester District Local Plan but there are other material considerations which indicate that the determination should be made other than in accordance with Development Plan as set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004.

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

Hampshire County Structure Plan Review: S1, E16, T5

Winchester District Local Plan Proposals: FS1, EN5, H4, HG7, HG18, HG19

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: SF5, DP3, HE13, HE14, T4