

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Winchester City  
Council  
Planning Department  
Development Control**

**TEAM MANAGER  
SIGN OFF SHEET**

<b>Case No:</b>	07/00021/FUL	<b>Valid Date</b>	5 January 2007
<b>W No:</b>	07718/13	<b>Recommendation Date</b>	15 March 2007
<b>Case Officer:</b>	Mr Nick Fisher	<b>8 Week Date</b>	<b>2 March 2007</b>
		<b>Committee date</b>	<b>29 March 2007</b>
<b>Recommendation:</b>	<b>Application Permitted</b>	<b>Decision:</b>	<b>Committee Decision</b>

**Proposal:** Erection of bunk house with maintenance room and store

**Site:** Marwell Activity Centre Hurst Lane Owslebury Winchester Hampshire

Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
N	N	N	Y	N	Y	Y

<b>DELEGATED ITEM SIGN OFF</b>		
<b>APPROVE</b> Subject to the condition(s) listed	<b>REFUSE</b> for the reason(s) listed	
	Signature	Date
<b>CASE OFFICER</b>		
<b>TEAM MANAGER</b>		

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**AMENDED PLANS DATE:-**

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**Item No:** 17  
**Case No:** 07/00021/FUL / W07718/13  
**Proposal Description:** Erection of bunk house with maintenance room and store  
**Address:** Marwell Activity Centre Hurst Lane Owslebury Winchester Hampshire  
**Parish/Ward:** Owslebury  
**Applicants Name:** Mr C Cooper  
**Case Officer:** Mr Nick Fisher  
**Date Valid:** 5 January 2007  
**Site Factors:**

**Recommendation:** Application Permitted

**General Comments**

This application is reported to Committee at the request of Owslebury Parish Council, whose request is appended in full to this report. The Parish Object to the scheme.

**Site Description**

The application site is an activity centre set within the countryside to the southern end of the Parish of Owslebury close to the junction of Hurst Lane and Portsmouth Road.

The access to the site is from Hurst Lane and is set within a generally well screened area with significant trees and vegetation along the southern boundary of the field where the building is proposed. Sporadic vegetation, hedgerow and trees are located along the northern part of the field, however the buildings within this area are visible from Hurst Lane to the north.

Within this partially enclosed area are a number of buildings, predominantly of breeze block render and timber boarding.

To the north of the field and the screening lies a building currently used as an indoor play area with an attached licensed restaurant.

The land is grassed and generally flat, and although there are buildings in close proximity, the character of the area is agricultural in nature.

**Proposal**

It is proposed to erect one two storey timber building to provide overnight accommodation primarily for children's groups / school groups wishing to visit the site. The proposed facility will provide 32 bed spaces.

The proposed building will also incorporate shower / toilet facilities (including a disabled toilet), a day room, an educational room, and a store, workshop and drying room accessed externally. It is also proposed to provide five parking spaces. Accompanying the submission are letters of support from schools and youth community organisations that have either visited the site or intend to.

This application follows the refusal of a similar application at the site for a large bunk house / accommodation building in the same position at the site. The application was refused due to concerns regarding, the size, design, location and prominence of the building and associated visual intrusion. The proposal was also refused because it was not demonstrated that the development would not have a detrimental impact upon the amenity of nearby residents in terms of noise and vehicular activity.

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It is considered that the applicant has overcome the above mentioned reasons for refusal, in relation to the previous application, and the following revisions are proposed:

- The number of bed spaces has been reduced from 34 beds to 32;
- Rather than a wholly two storey building, the height of the rear section has been reduced to single storey;
- The height of the building has been reduced by 1.40 metre and width by 1.80 metres;
- The building repositioned 10m to the south, to form a closer relationship with the existing office and workshop building and bungalow;
- The proposed roof-lights have been removed from the eastern elevation.
- The applicant has stated that the accommodation will be used for educational groups and youth groups only, and not to accommodate adult groups.

### Relevant Planning History

- **W07718** Use of land as outdoor pursuits centre, erection of stables and pavilion - Application Permitted - 23/01/1984
- **W07718/01** Erection of toilet block - Application Permitted - 26/06/1984
- **W07718/02** Wardens dwelling - Application Refused - 23/03/1987
- **W07718/03** Wardens dwelling - Application Refused - 10/10/1988
- **W07718/04** Permanent use of land as site for outdoor pursuits centre, stables and pavilion, removal of condition 10 (personal condition on temporary Planning Permission 07718) - Application Permitted - 13/05/1989
- **W07718/05** Wardens dwelling - Application Permitted - 11/10/1990
- **W07718/06** Wardens dwelling - Superseded Application - 16/03/2004
- **W07718/07** Wardens dwelling (Details in compliance with W07718/05) - Application Permitted - 16/07/1991
- **W07718/08** Double garage and store - Application Permitted - 28/05/1999
- **W07718/09** Steel framed barn - Application Permitted - 29/07/2002
- **W07718/10** Conservatory to barn - Application Refused - 15/06/2005
- **W07718/11** Conservatory to barn (resubmission) - Application Permitted - 21/09/2005
- **W07718/12** Erection of bunk house with maintenance room and store – Application Refused - 13 September 2006

### Consultations

Engineers: Drainage: No objection subject to the Environment Agency agreeing a method for the disposal of foul water.

Engineers: Highways: The Officer considers that the proposal does not include any significant highway implications.

Environmental Protection: No adverse comments.

Landscape: No objection. The proposed revised scheme subject to this application has overcome the Officers previous concerns in relation to the revised scheme. Additional landscaping is required.

Environment Agency: No objection

Southern Water: No adverse comments

Building Control: No objection.

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**Representations:**

Owslebury Parish Council

The Parish Council object to the proposal, and considers that noise and disturbance affecting the neighbours in the main from adult parties and corporate events will be exacerbated by the development of the accommodation. There is also the potential for noise disturbance at unsocial hours. The Parish would wish to support the provision of children's overnight accommodation; however they are concerned that stag parties and themed events may use the accommodation.

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

- Potential for the further expansion of catering and entertainment activities at the site.
- Potential for noise disturbance at unsociable hours.
- Potential use of the facility by adults particularly Stag events.
- The proposed bunk house although partially screened will be viewable from external locations.
- The existing large number of vehicles parked at the site and the potential for an increase in the requirement for parking provision.
- Increased traffic generation upon Hurst Lane, the access to the site is located upon a narrow blind corner.
- Continual piecemeal development of the site.
- Continual pressure for further non agricultural development in the area.
- Detrimental impact upon wildlife.

No letters of support received.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:  
UB3

Winchester District Local Plan Review  
DP1, DP3, DP4, CE5 ,CE28, RT18, T1

National Planning Policy Guidance/Statements:

- PPS 1
- PPS7
- PPG13
- PPG17
- PPG21
- PPG24

Good Practice Guide on Planning for Tourism (DCLG – May 2006)

**Planning Considerations**

- Principle of development.
- Design / Layout.
- Impact upon the character of the area / countryside.
- Amenity Considerations.

Principle of development

On balance it is considered that the proposed development is acceptable and accords with the policies contained in the adopted Local Plan.

With regard to specific policies, Policy RT18 states that short stay tourist accommodation will not be considered to be acceptable in principle unless it is totally screened from public viewpoint.

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Policy CE28 requires that recreation and tourist facilities do not damage the open and undeveloped nature of the countryside and / or gaps between settlements, or have a harmful effect upon the countryside. Although the building will be seen from public viewpoints it is considered that the development will be viewed as a cluster with nearby buildings, and with the addition of landscaping will not have a harmful impact upon the open nature of the area.

The proposed development will provide valuable accommodation for school and youth groups. A condition is placed upon the consent restricting the usage of the facility to school and youth groups only (condition 7).

Design/layout

The design and general character of the proposed building are considered to be acceptable. The proposed building has a simple appearance that relates well to the rural character of the area and nearby buildings. The proposed building is well proportioned and will not appear to be excessively prominent.

The revised location (i.e. re -siting the front elevation back behind the front elevation of the adjacent workshop building) will reduce the prominence of the building when viewed from internal locations within the site and external locations.

Impact upon the character of area / countryside.

Although the proposed building will be visible from external locations outside the site, it is considered that the development respects the rural nature of the locality and will not appear to be excessively prominent or intrusive. There is a bank of mature trees to the south of the site, that offer substantial visual shielding from the B2177. The view of the proposed building from Hurst Lane is also considered to be acceptable, due to the fact that the building is over 200 metres away, and the existing trees and field hedgerows offer some screening.

It is considered that the proposed building will not alter the existing rural and open character of the area.

Amenity Considerations

The proposed building and use (for the accommodation of school and youth / community groups) is not considered to have a detrimental impact upon the amenity of nearby neighbours in terms of the likely levels of noise generation or vehicle activity.

Local persons have raised concerns regarding noise generation and vehicle activity in relation to adult entertainment and accommodation at the site. A condition has been placed upon the development to ensure that the building is used to accommodate educational and youth groups only (condition 7).

Due to the distance between the site and nearby dwellings, the proposed building will not appear to be visually intrusive.

**Recommendation**

Approve 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).

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2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows, doors, roof light windows or dormer windows other than those expressly authorised by this permission shall, at any time, be constructed in the building hereby permitted.

Reason: To protect the rural character of the area.

3 No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- hard surfacing materials:
- minor artefacts and structures (e.g. street furniture, play equipment, refuse or other storage units, signs, lighting etc):

Soft landscape details shall include the following as relevant:

- planting plans:
- written specifications (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:

Reason: To improve the appearance of the site in the interests of visual amenity.

4 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

5 No development approved by this planning permission shall be commenced until a scheme for the foul drainage has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented.

Reason: Use of cesspits is the least preferable method of sewage disposal due to the risk of leakage / overflow and the need for regular emptying plus the associated environmental impact for regular vehicle movements.

6 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

7 The accommodation / building hereby permitted shall only be used by educational groups and recognised youth organisations.

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Reason: To ensure that the development does not have a detrimental impact upon the amenity of nearby occupants

8 No external lighting shall be erected without the prior written consent of the Local Planning Authority.

Reason: In the interests of the amenity of nearby residents and in the interests of protecting the character of the area.

**Informatives:**

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

Hampshire County Structure Plan Review: UB3, R3, R5, R7, C1, E6

Winchester District Local Plan Adopted 2006: DP1, DP3, DP4, CE5, CE28, RT18, T1

Under the terms of the Water Resource Act 1991 the prior written agreement is required for discharging dewatering water from any excavation or development to any controlled waters. The applicant is advised to contact Hants and IOW area office to discuss the matter further.