

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

*Winchester City  
Council*  
Planning Department  
Development Control

## Committee Decision

TEAM MANAGER  
SIGN OFF SHEET

<b>Case No:</b>	07/00408/FUL	<b>Valid Date</b>	16 February 2007
<b>W No:</b>	13694/01	<b>Recommendation Date</b>	08 May 2007
<b>Case Officer:</b>	Ms Nichola Whitehead	<b>8 Week Date</b>	<b>13 April 2007</b>
		<b>Committee date</b>	<b>25 May 2007</b>
<b>Recommendation:</b>	<b>Application Permitted</b>	<b>Decision:</b>	<b>Committee Decision</b>

<b>Proposal:</b>	Change of use from class C3 residential to class A1 retail to enable the operation of a pharmacy and associated works to create a shopfront
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<b>Site:</b>	18 Fraser Road Kings Worthy Hampshire SO23 7PJ
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Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
N	N	N	N	N	N	Y

DELEGATED ITEM SIGN OFF		
<b>APPROVE</b> Subject to the condition(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:** 5  
**Case No:** 07/00408/FUL / W13694/01  
**Proposal Description:** Change of use from class C3 residential to class A1 retail to enable the operation of a pharmacy and associated works to create a shopfront  
**Address:** 18 Fraser Road Kings Worthy Hampshire SO23 7PJ  
**Parish/Ward:** Kings Worthy  
**Applicants Name:** Eric Norgbey  
**Case Officer:** Ms Nichola Whitehead  
**Date Valid:** 16 February 2007  
**Site Factors:**

**Recommendation:** Application Permitted

**General Comments**

This application is reported to Committee because Winchester City Council are part owners of the site.

**Site Description**

The site is located within the settlement boundary of Kings Worthy in an area primarily of residential development however there are also some facilities and services in the immediate locality.

The site is part of a larger 3 storey block with residential to the first and second floors. The site is currently used as a ground floor residential flat. The adjacent ground floor units are a post office and a take away and there is a Church Hall to the West

The site is well set back from the road and to the front there is a large area for car parking and large grass verges.

To the rear of the site is Mount Batten Place which provides vehicular access to the rear of the site and an access road and garages to the side of the building.

**Proposal**

The proposal is for a change of use from a 2 bedroom ground floor flat to a pharmacy consisting of a retail area to the front with dispensary behind, staff room and an office area to the rear of the unit, a consultation area and WC.

From the front the appearance of the building will alter from 2 windows to a large glass front with signage over.

The signage is not approved under this consent and will require a separate application. It should be noted that in principle illuminated signage is permitted under Class 2B of Circular 03/07 for the advertisement of medical or pharmaceutical services.

**Relevant Planning History**

None applicable

**Consultations**

Estates:

The provision of this facility would benefit the area and the other shop here is struggling to survive

Engineers: Highways:

There are no significant highways implications

Environmental Health:

No objections subject to Condition (No. 3)

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**Representations:**

Kings Worthy Parish Council  
Support the application

Zero letters received objecting to the application

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:  
UB3, S2

Winchester District Local Plan Review  
DP.3, SF.6

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPG 4 Industrial, Commercial Development and Small Firms

PPS 6 Planning for Town Centres

**Planning Considerations**

Principle of development  
Impact on the character of the area  
Residential Amenities

Principle of development

The principle of development of a new facility and service within the settlement boundary of Kings Worthy is acceptable under policy SF.6.

The design of the proposals is considered acceptable for the given purpose however the signage is not permitted under this consent.

There is adequate parking and the location of the site within a primarily residential area is considered appropriate and easily accessible to the local community.

Impact on the character of the area

The proposal will result in alteration to the façade of a small part of the building at ground floor.

This site is highly visible which is considered appropriate for the location of a pharmacy.

The alterations will change the appearance of the site from a residential flat to a shop front. The other uses within this block at ground floor comprise of a large post office/ village store and a smaller take away. Both of these shops have large glass frontages and advertisements. On this basis the change of use to a pharmacy is considered to be in keeping in terms of design with the neighbouring sites and will not have a significant impact on the character of the area.

Residential Amenities

There are residential flats above the proposed pharmacy and there are other residential properties in close proximity.

The level of noise and disturbance caused by a pharmacy is not considered to be significant and Environmental Health are satisfied that the application could be approved subject to a condition limiting deliveries (No. 3)

**Recommendation**

Application Permitted subject to the following condition(s):

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**Conditions**

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

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

3 No deliveries shall be taken at the site except between the hours of 08:00 and 18:00.

Reason: To protect the amenities of the occupiers of nearby properties.

**Informatives:**

1. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: UB3, S2

Winchester District Local Plan Proposals: DP.3, SF.6

Emerging Development Plan- WDLP Review Deposit and Revised Deposit:

3. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

4. The applicant is advised that there may be asbestos within the fabric of the building. The removal of such material may be subject to Licensing Regulations and Codes of Practice. For further information contact the Health and Safety Executive, Priestley House, Priestley Road, Basingstoke, Hampshire. RG24 9NW. Tel: 01256 404000.