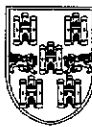
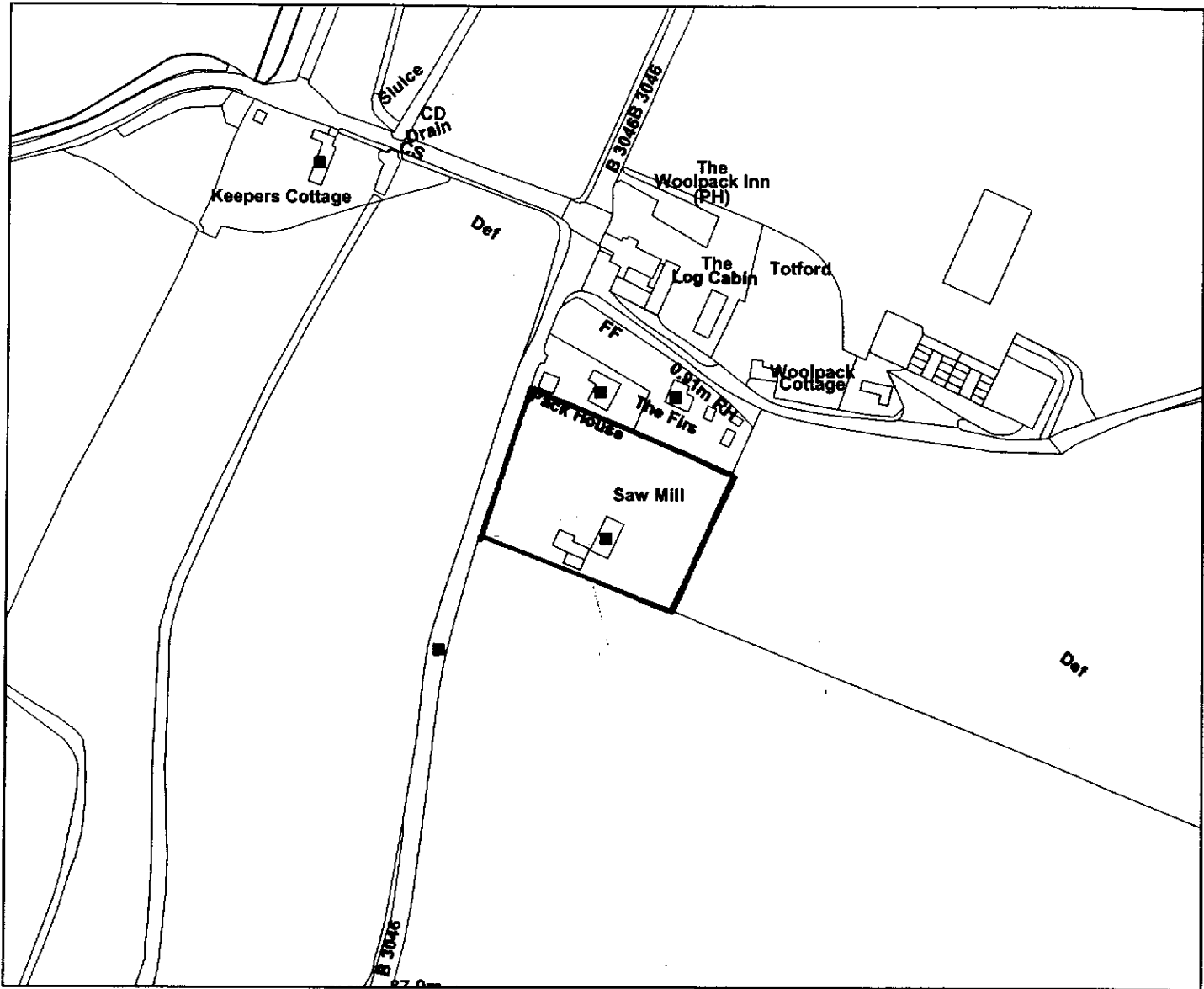


Totford Saw Mill, Totford

10/00268/FUL



Winchester
City Council



Legend

Scale:



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	13 May 2010
SLA Number	00018301

**WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA**

Item No: 11
Case No: 10/00268/FUL / W19447/1
Proposal Description: Demolition of existing sawmill and associated outbuildings and replacement with a new detached dwelling house together with new access and driveway.
Address: Totford Saw Mill Basingstoke Road Totford Hampshire
Parish, or Ward if within Winchester City: Northington
Applicants Name: Mr J Tabberer
Case Officer: Elaine Walters
Date Valid: 8 February 2010
Site Factors: Countryside
County Heritage Site

Recommendation: Application Refused

General Comments

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

Site Description

The site lies on the B3046, Basingstoke Road in Totford, a hamlet to the north east of Northington.

The site area measures 0.5Ha and was used as a sawmill until 2003.

On site is a corrugated iron sawmill building and in front lies a Nissan hut near the southern site boundary, with a lean to open structure to the north and west of it.

The site is grassed with a drop in levels from the east of the site down to the road. No site survey drawings have been provided and there are no spot levels on the drawings.

The site has mature hedge and tree planting around the boundaries with the open fields to the east and south, although there are large gaps in places.

There is a newly erected close boarded fence along the northern boundary, to the neighbouring residential properties Pack House is a 1 ½ storey brick and tile roof dwelling and The Firs is a 2 storey brick and tile dwelling. Beyond that lies the Woolpack Inn and Woolpack Cottage, these are the only neighbouring residential buildings adjacent to the site.

There is an overgrown hedge on the north western boundary to the road frontage, to the south western road frontage the hedge is sporadic and there are views into the site.

The vehicle access is gated at present, it is proposed to move the access further north and cut back the existing hedge to improve visibility.

Proposal

It is proposed to demolish the existing buildings on site and erect a new two storey brick and clay tile dwelling.

Density equates to 2 dwellings per Ha.

Relevant Planning History

**WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA**

05/00655/OUT W/19447 Change of Use from Saw Mill to Residential Use (OUTLINE)
Refused June 2005

08/00447/LDP LDC/453 Proposed use of building as Sawmill. Granted December 2008.
For the cutting and shaping of wood and for the storage of tools, machinery and materials in connection with the primary use of the land as a sawmill.

Consultations

Engineers: Drainage:

As non mains drainage is proposed please consult the Environment Agency.
A septic tank is proposed but a mini treatment plant would produce less polluting effluent which would be more environmentally friendly to the aquifer below. Suggest a condition to ensure drainage details are agreed.

Engineers: Highways:

The principle of replacement with a single residential development is acceptable as traffic generation is likely to be less than the current lawful use. The new access shown would improve access on to the B class road. Highways conditions are suggested.

Environmental Protection:

Contamination is suspected. An appropriate contamination assessment should be submitted as part of the application process or failing that, as a condition of any permission.

Landscape:

The proposals are contrary to policy DP.1.

The site slopes up away from the road, a site survey drawing should be submitted with spot levels and details of proposed levels showing any retaining walls and cutting. The application cannot be assessed on the basis of the currently submitted information.

An Arboricultural Method Statement is required.

Hampshire County Ecology Team:

The buildings appear to present a very low risk of bats and therefore no further bat work is required.

Construction methodologies should be in place to ensure that the works are adequately fenced etc. and also to control the impact of the development on the rough grassland on site.

It is important that construction does not encroach upon the habitats on site including the rough grassland, trees, and hedgerows.

Environment Agency:

Comments awaited – will be reported on the update sheet.

Representations:

Northington Parish Council: Support the application:

This would be a suitable use for this site although it appears to be contrary to the Local Plan and LDF planning policy.

The site is referred to as 'brownfield' in the application, this designation should not override the local planning policies "that limit development in the Wider Countryside to that which is essential to be sited in the countryside".

1 letter of support received.

- Parish Council and local people support this proposal. Policies should not be applied rigidly.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

- One dwelling here tidies up this land which could become a problem site. An undesirable application for a B2 use would be hard for the Council to resist and would harm neighbours amenity.

Relevant Planning Policy:

South East Plan 2009:

SP.3, CC.4, CC6, H.1, H.5, T.7, NRM1, NRM2, NRM3, NRM4, NRN5, NRM11, BE.1, BE.4, BE.6, SH.8

Winchester District Local Plan Review

DP.1, DP.3, DP.4, DP.5, DP.6, DP.13, H.3, H.4, H.5, H.7, E.2, RT.4, T.1, T.2, T.3, T.4, T.5, CE.10, CE.17, CE.24

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

PPS 7 Sustainable Development in Rural Areas

Planning Considerations

Principle of development

The site lies in the countryside where new residential development is normally resisted. There is no specific Local Plan policy seeking to resist the loss of countryside employment sites such as this, however policy E.2 resists the loss of employment sites within policy boundaries, and supporting paragraph 7.19 states: "In the countryside, the loss of employment sites and premises to residential use would not be appropriate and low-intensity or agriculture related uses may be the only acceptable option if employment sites cannot continue their existing use."

Policy E2 states in order to retain and increase the variety and number of employment opportunities in the District, proposal involving the loss of existing sites in lawful employment use will only be permitted where their retention or expansion would cause overriding environmental or highways objections which the proposed development would overcome; and the need for the proposed development outweighs the benefit of retaining the existing use.

Supporting paragraph 7.22 also states that: "re-use of employment sites in the countryside for housing will be resisted" and refers to policy CE17 which allows the change of use of non-residential buildings in the countryside to employment uses. The supporting text at paragraph 4.57 states: "proposals for change of use or conversion of buildings to residential use will only be accepted where they meet the requirements of Policy CE.24" which requires that the buildings are of a permanent, sound construction and worthy of retention, in this case the buildings are constructed in timber and corrugated iron, they have no architectural merit and would not appear to be capable of residential conversion without substantial reconstruction. Policy CE24 also requires that: "it can be demonstrated that all reasonable efforts to secure a re-use for economic development purposes have been unsuccessful."

In this instance, no marketing of the site has taken place. There is no overwhelming justification for the loss of employment on this site. The lawful use of the site as a sawmill, falls within the general industrial B2 use class, there is a permitted change of use without planning permission to a B8 storage and distribution use. Any material alterations to the

WINCHESTER CITY COUNCIL DEVELOPMENT CONTROL COMMITTEE AGENDA

buildings on site or engineering operations to the access or parking would require planning permission but the buildings may be suitable for a low key storage use such as document storage which would not harm local highways safety or neighbours amenity. Further, the onus is on the applicant to demonstrate that the site is not suitable for other rural uses including stables and equestrian uses where recent planning applications indicate a local need.

Therefore the principle of this development is contrary to national and local plan policy.

Design/layout

The proposed new dwelling is to be sited close to the position of the old sawmill building and within the previous hardstanding on site.

The new dwelling is proposed to be an 'L' shape of two storeys in height. It occupies a large footprint and provides a detached five bedroom dwelling, with an integral double garage.

The design of the building is a typical suburban design, which does not reflect local character and would result in visual harm to the character of this countryside location.

Furthermore, no contextual analysis has been submitted to demonstrate that the design and layout respond to the unique site characteristics.

Impact on character of area and neighbouring property

There will be a loss of hedging at the entrance of the site however this will result in an improvement in visibility splays which improves highway safety.

Whilst the change of use of this site from a sawmill to a single dwelling would reduce any potential harm to neighbours' amenity this is not an overriding justification for the change of use to residential.

There is a distance of approximately 41m from the nearest neighbour at Pack House to the proposed new dwelling and it is approximately 45m to the only two first floor windows facing neighbours. The new dwelling will not therefore cause harm from overlooking existing neighbours. In addition new trees are proposed to be planted near the northern boundary of this site, these will screen the new building from the neighbouring dwellings.

Landscape/Trees

There is a lack of information on the application regarding site levels and impact on trees on site. No Arboricultural Method Statement has been submitted. In the absence of a site survey and spot levels on the proposed drawings it is not possible to assess whether retaining walls and cutting of levels is required. This may impact the appearance of the development and harm the boundary hedging and trees on site. This lack of information is contrary to planning policies DP.1 and DP.3.

Contamination

Given the general industrial nature of the established use on site and the sensitivity of the proposed use, the impact of the proposed development cannot be assessed without a contamination assessment.

Ecology:

**WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA**

There is a lack of information on the application regarding the impact of the development on trees to be felled and the rough grassland on site. Thus the development may harm potential wildlife habitats contrary to policy CE.10 of the Winchester District Local Plan Review.

Recommendation

Application Refused for the following reason(s):

- 1 The site is located outside defined settlement boundaries in an unsustainable location in the countryside remote from local services and good public transport links and where it has not been demonstrated that the site cannot be used for an appropriate countryside or commercial purpose. The proposal is therefore considered contrary to policies SP.3 of the South East Plan and policies E2, CE17 and CE24 of the Adopted Winchester District Local Plan Review 2006, in that it would result in additional housing in an unsustainable location in the countryside, without justification.
- 2 The proposal is contrary to policy DP3 of the Adopted Winchester District Local Plan Review 2006, in that the design of the proposed new dwelling is a typical suburban design, which does not reflect local character and represents an incongruous intrusion of residential development in this countryside location, which would result in visual harm.
- 3 The proposal is contrary to policies DP.1 and DP.3 of the Winchester District Local Plan Review in that there is insufficient information on the submitted plans regarding existing and proposed ground levels to be able to assess the visual impact of the proposed new dwelling on the character and appearance of the countryside.
- 4 The proposal is contrary to policy CE.10 of the Winchester District Local Plan Review in that the proposal would have a negative impact on reptile conservation and no mitigation proposal has been put forward for the potential loss of habitat.
- 5 The proposal is contrary to policy DP.13 of the Winchester District Local Plan Review in that no contamination assessment has been provided. Given the general industrial nature of the established use on site and the sensitivity of the proposed use, the impact of the proposed development cannot be fully assessed.
- 6 The proposal is contrary to policy RT.4 of the Winchester District Local Plan Review in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area and would not provide a satisfactory level of amenity for the occupiers of the units.

Informatives

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

South East Plan 2009:

SP.3, CC.4, CC6, H.1, H.5, T.7, NRM1, NRM2, NRM3, NRM4, NRN5, NRM11, BE.1, BE.4, BE.6, SH.8

Winchester District Local Plan Review

DP.1, DP.3, DP.4, DP.5, DP.6, DP.13, H.3, H.4, H.5, H.7, E.2, RT.4, T.1, T.2, T.3, T.4, T.5, CE.10, CE.17, CE.24

Please return this form to the Case Officer, **Elaine Waiters**.

OFFICE SUPPORT

12 APR 2010

From: **Northington Parish**

Case No: **10/00268/FUL**

Closing Date for comments:

15 April 2010

Location: **Totford Saw Mill Basingstoke Road Totford Hampshire**

Proposal: **Demolition of existing sawmill and associated outbuildings and replacement with a new detached dwelling house together with new access and driveway.**

Comments:

The Parish Council supports the applicant in his endeavour to find a new use for this rural site, and considers that the application presented here would be a suitable use.

However the proposed development appears to be contrary to the policies of the Winchester District Local Plan Revised 2006, and to the draft policies of the Winchester District Development Framework as set out in the Core Strategy Preferred Option dated May 2009.

The Parish Council notes that the site is referred to as "brownfield" in the application on the basis of a valid use for the land as a sawmill. It is the view of the Parish Council that this designation, if upheld, should not override the policies set out in the District Local Plan and the draft District Development Framework, that limit development in the Wider Countryside to that which is essential to be sited in the countryside.

Request for application to be considered by Committee:

We would like this matter to be referred to the Committee, on the basis that there are important planning issues involved that should be resolved at Committee level.

Signed:

R. J. Leonard

Clerk to Northington Parish Council

Date:

7th April 2010

