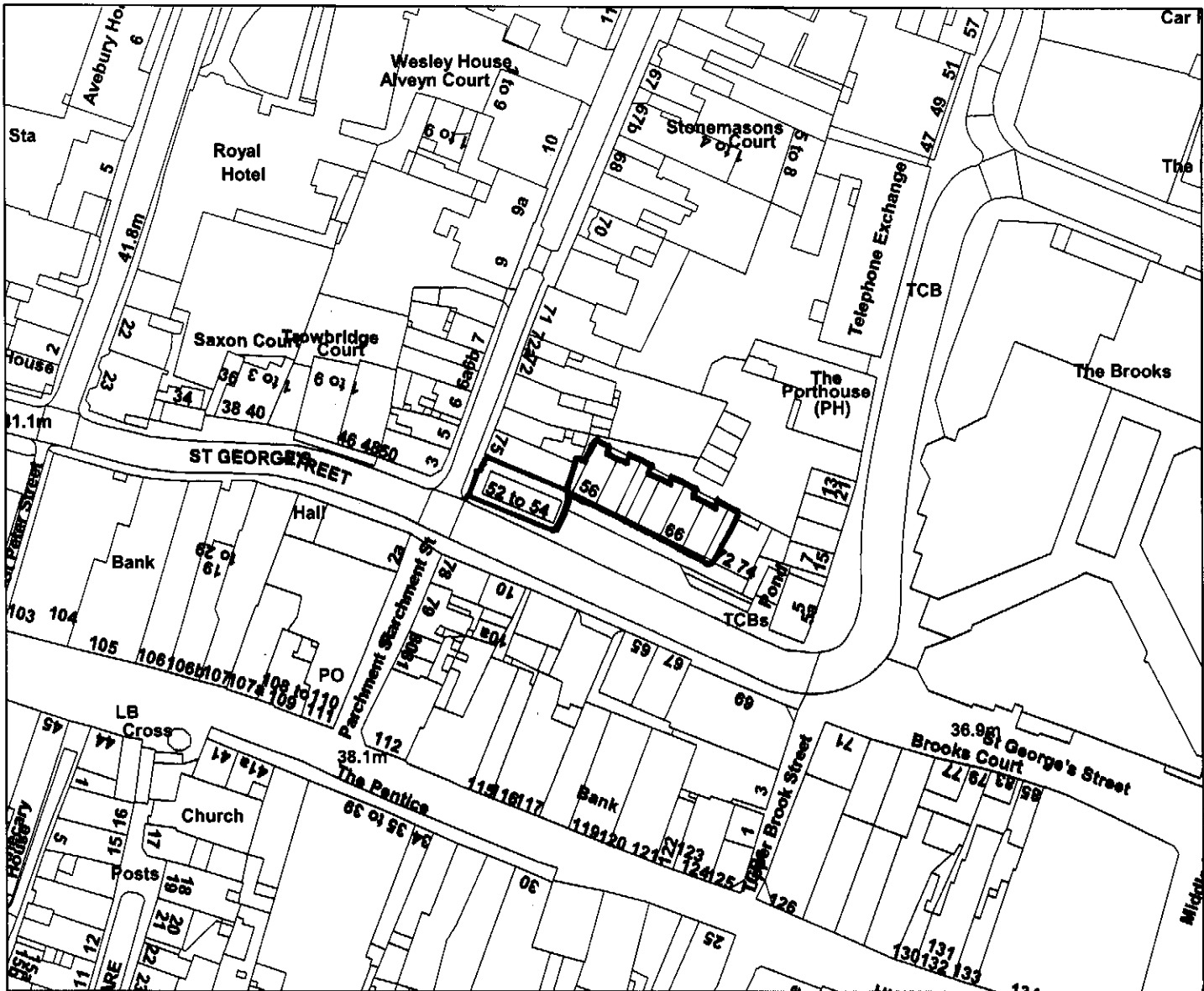


68 St Georges Street, Winchester

11/01528/FUL



Legend

Scale:

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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	10 August 2011
SLA Number	00018301

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 04 (WCC)
Case No: 11/01528/FUL / W13844/09
Proposal Description: Change of use from B1(a) to mixed use B1(a) and D1(a) to deliver Winchester adult substance misuse service
Address: The Winchester Centre 68 St Georges Street Winchester Hampshire SO23 8AH
Parish, or Ward if within Winchester City: St Bartholomew
Applicants Name: Crime Reduction Initiatives (CRI)
Case Officer: Mr Simon Avery
Date Valid: 1 July 2011
Site Factors: Winchester Conservation Area
Recommendation: Application Permitted

General Comments

This application is reported to Committee because the Council own the premises and there has been an objection to the proposal.

Site Description

These premises are on the north side of St Georges Street and occupy the first and second floors of No.s 52 to 70. These upper floors are currently vacant. To the south is the main retail High Street of the city while to the east is the Brooks shopping centre. There are residential properties to the northwest on parchment Street.

Proposal

- The application is submitted by the Crime Reduction Initiatives (CRI) which is a national charity providing services to support individuals, families and communities whose lives are adversely affected by problems such as substance misuse.
- The proposal is to change the use of the upper two floors from B1(a) office use to a mixed use of B1(a) and D1 (non-residential institutions).
- This is to allow the CRI to operate part of the Hampshire Adult Substance Misuse Service from the premises.
- The first floor would be used for client services and would incorporate a series of interview counselling rooms, group rooms and clinical rooms. The second floor would be used as offices for the administrative staff.
- There would be no external changes to the building.

Relevant Planning History

None.

Consultations

Engineers: Highways:

This proposal does not contain any significant highway issues and is unlikely to impact on highway safety.

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Community Safety:

Crime Reduction Initiatives is an established support service in Winchester who are well known to the Community Safety Partnership (CSP). The support service was run out of their former offices in St Clements street. The service has been very well run in the past with no issues in the immediate vicinity of the building and the clients were managed robustly and when in and around the building were supervised effectively.

Substance misuse can have a significant impact on crime and disorder and some of CRI's current and potential clients are known to the partnership for various reasons. The proposed use of the premises can only be beneficial because it will provide greater accessibility to services by the client group which can ultimately impact on their offending behaviour (easy access to support services play a significant part in an offenders rehabilitation) and it will also provide the partnership with an opportunity to monitor those who are already known to them or who are coming to their attention.

Representations:

City of Winchester Trust:

No comments received.

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

- Concern about location directly opposite a toy shop and a family restaurant and generally within the confined retail area in the city centre.
- Detrimental affect on the surrounding businesses due to disturbance from adults who misuse substances.
- Potential threat to the viability of local retailers.

Relevant Planning Policy:

South East Plan 2009:

CC6, BE6, S1

Winchester District Local Plan Review

DP3, E2, SF1, SF6

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 6 Planning for Town Centres

Planning Considerations

Principle of development

A substance misuse service would come under the D1 (Non-residential institutions) Use Class. Policy SF1 of the Winchester District Local Plan 2006 broadly supports D1 Uses within the city centre. This service is also exclusively directed at Winchester residents and therefore it would be considered as a facility and service of benefit to the local community. As such, the proposal is also supported by Policy SF6 of the local plan.

The premises currently has permission to be used as B1a) offices. The loss of offices would in itself be contrary to Policy E2 of the local plan which seeks to retain employment opportunities in the district. However, the proposal includes a mix of D1 and office use as the administrative staff of the CRI will also be located on the second floor. This means that a B1a) use is retained in the building and in these circumstances it is considered that there is no harmful conflict with Policy E2.

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Therefore, the proposal is considered to be acceptable in principle.

Impact on character of area and on residential amenity

There are no external changes proposed, other than a plaque displaying the CRI and Solent NHS Trust logos to identify the building for service users. This would not require consent.

The premises were previously occupied by the Winchester Area Community Action (WACA) Group who used the offices for social care and therapeutic services. As such the premises are both well established and well known for their association in the delivery of such programmes. The hours of opening are proposed to be limited to between 8.30am and 17.00 on Mondays to Fridays and between 10.00 and 14 00 on Saturdays and 10.00 and 12.00 on Sundays. Although approximately 50 clients per day may attend the premises, the users would attend specific counselling sessions and it is not considered that the use would lead to service users congregating around the premises. The Council's Community Safety officer has confirmed the good operating practices of CRI.

Therefore, in this city centre location, it is not considered that the proposed use, based on the above operating practices and previous use of the building would have any harmful impacts on the character of the area or on residential amenity.

Highways/Parking

No parking is provided with the building. However, given its city centre position, it is in an accessible and sustainable location and none would be required. There are no highway objections to the proposal.

Recommendation

Approved, subject to the following condition(s):

Conditions/Reasons

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 development hereby permitted shall be used for an adult substance misuse service (D1 Use) on the first floor and offices (B1a) Use) on the second floor and for no other purposes (including any other purposes in Class B or D of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

Reason: To restrict the use of the premises in the interests of highway safety and local amenity.

3 To premises shall only be open to service users between the hours of 08.30 and 17.00 Monday to Friday, 10.00 and 14.00 on Saturdays and 10.00 and 12.00 on Sundays.

Reason: In the interests of local amenity.

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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:-

Winchester District Local Plan Review 2006: DP3, E2, SF1, SF6

South East Plan 2009: CC6, BE6, S1