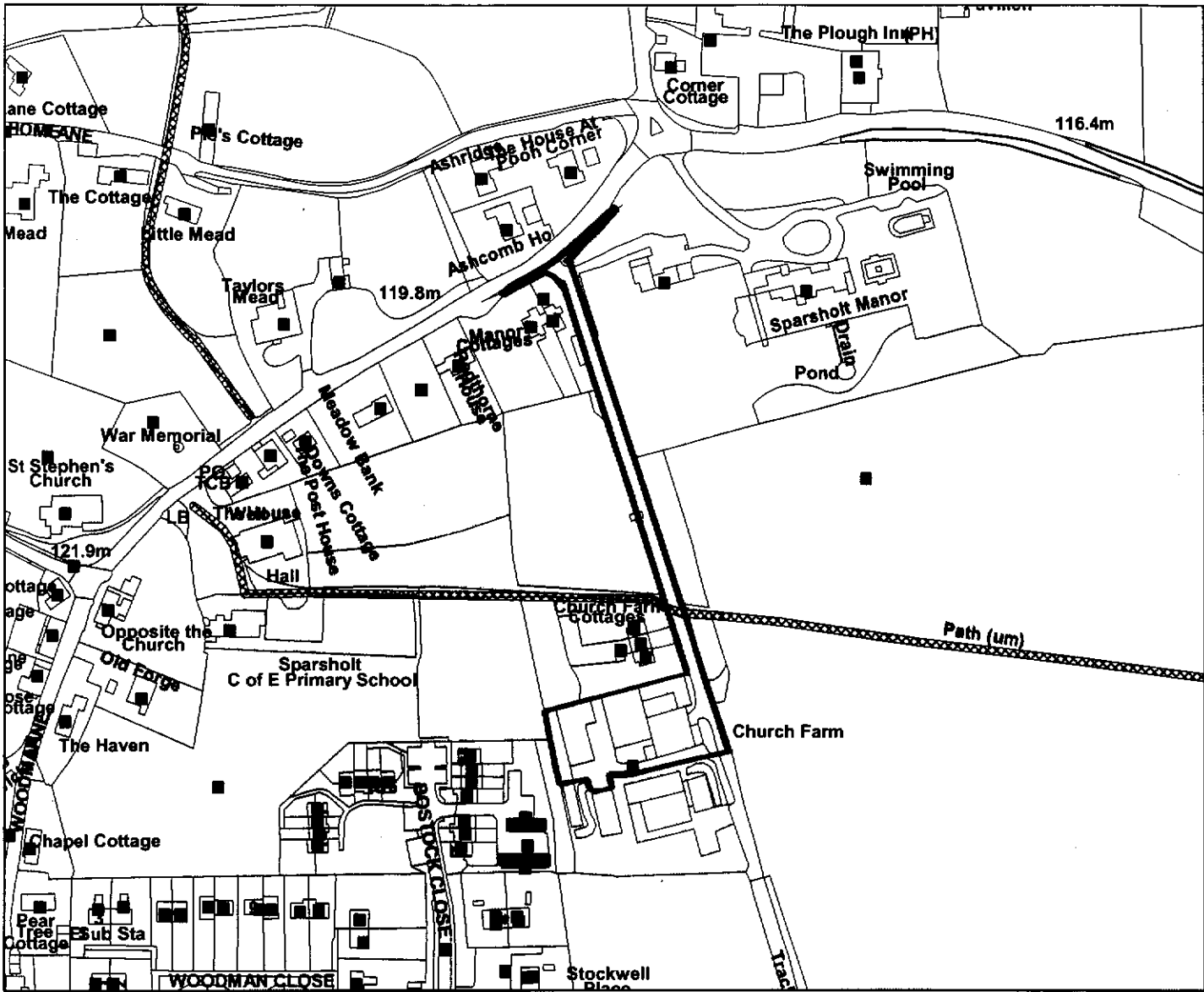


# Church Farm, Woodman Lane, Sparsholt

10/02852/LBC



Legend

Scale:

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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	27 October 2011
SLA Number	00018301

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Item No:** 3  
**Case No:** 10/02852/LBC / W18849/04LBCA  
**Proposal Description:** Demolition of redundant agricultural buildings  
**Address:** Church Farm Woodman Lane Sparsholt Hampshire  
**Parish, or Ward if within Winchester City:** Sparsholt  
**Applicants Name:** Trustees Of D Martineau Will Trust  
**Case Officer:** Nick Parker  
**Date Valid:** 13 December 2010  
**Site Factors:** Sparsholt Conservation Area

Civil Aviation  
Conservation Area

**Recommendation:** Application Permitted

### **General Comments**

This application is reported to Committee because of its association with application ref. 10/02851/FUL which relates to the redevelopment of the site comprising 7 no. dwellings (to include 3 no. affordable) and conversion of existing redundant farm building to form 1 no. further dwelling.

### **Site Description**

Church Farm consists of historic and modern farm buildings located down an unmetalled track off Woodman Lane, in the Sparsholt Conservation Area towards the south east side of the village. The farm buildings stand at two different levels: four buildings of large footprint on the upper level closest to Church Farm Cottages, and five buildings with a smaller footprint on the lower level. Only the upper level buildings are the subject of the current applications. Three of the four buildings are proposed for demolition.

### **Proposal**

It is proposed to demolish three large agricultural buildings set at the higher level of the farm. The agricultural buildings are modern in construction with steel portal frames, metal clad and open on most sides. The demolition of these buildings would allow the redevelopment of the site for residential (see application ref. 10/02851/FUL included on this agenda) which includes the retention and conversion of the other barn within the site which is considered of historic value.

### **Relevant Planning History**

None relevant

### **Consultations**

WCC Historic Environment: No objection to the demolition of the agricultural buildings, provided that permission for a suitable replacement scheme is in place.

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**Representations:**

None

**Relevant Planning Policy:**

Winchester District Local Plan Review: Policy HE7 (demolition of buildings in the conservation area)

National Planning Policy Guidance/Statements: PPS5

**Planning Considerations**

The main planning consideration relates to the impact of the proposed demolition on the appearance and character of the conservation area.

Impact on Conservation Area

Other than the brick built barn that is proposed for residential conversion the remainder of the barns are not considered of any architectural or historic merit and are of a size, scale and modern appearance that make no positive contribution to the character, appearance or historic interest of the area. Policy HE7 of the Local Plan makes it clear that demolition would normally only be acceptable provided that permission for a suitable replacement scheme is in place. The associated residential redevelopment scheme is recommended for approval and therefore it is considered that a suitable replacement scheme can be achieved and a condition is proposed to ensure that a contract for the approved development work is in place prior to any demolition work being undertaken. On the above basis the proposed demolition is considered acceptable and accords with policy HE7 of the Winchester District Local Plan Review.

**Recommendation**

Application Permitted 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).

2 Demolition shall not take place until a contract has been formed for the carrying out of the works permitted via application 10/02851/FUL.

Reason: In order to ensure a suitable replacement scheme will be implemented prior to demolition in accordance with the requirements of policy HE7 of the Winchester District Local Plan Review 2006.

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**Informatives:**

This permission is granted for the following reasons:

1 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: Policy HE7