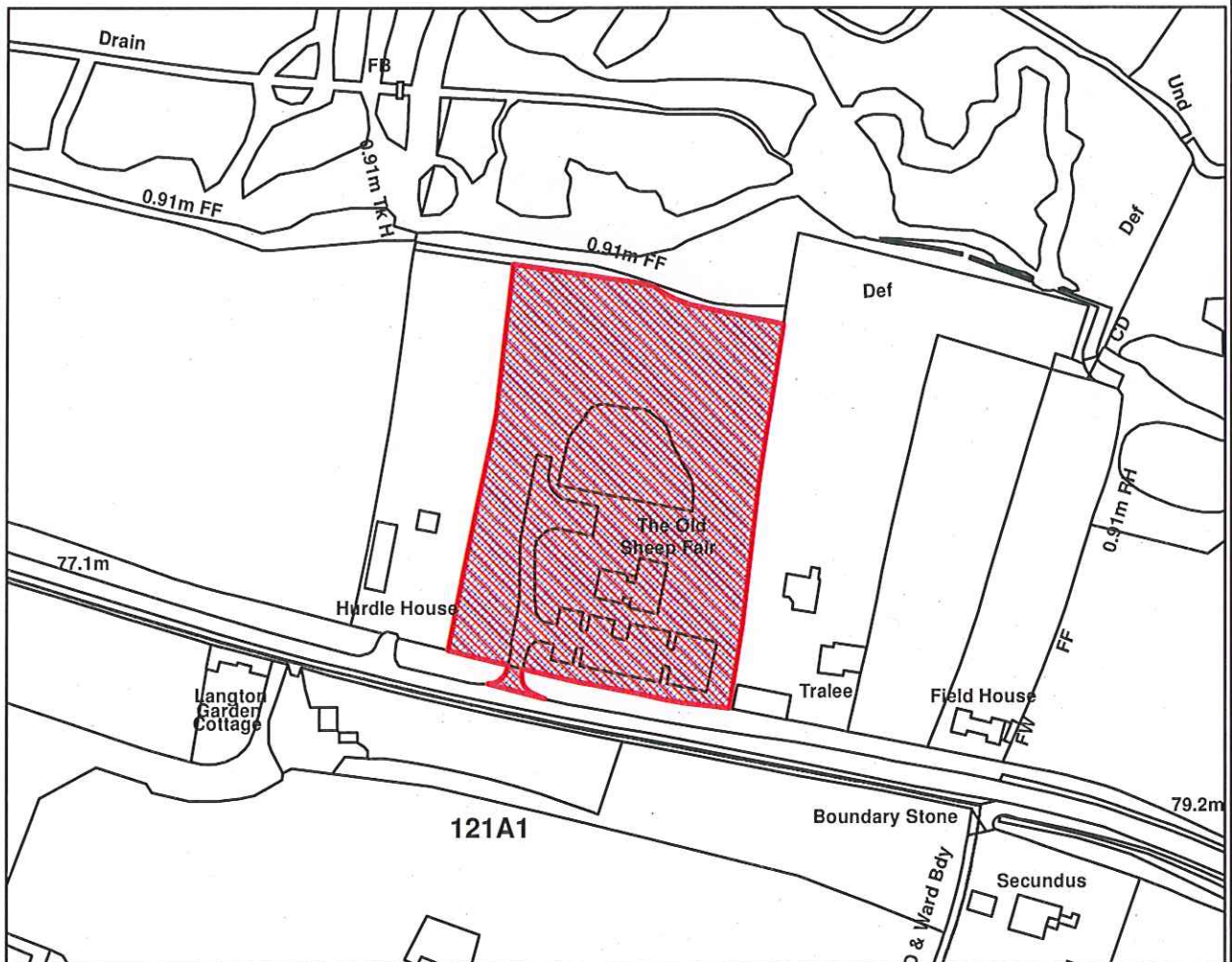


The Long Barn, Alresford, SO24



Winchester
City Council

13/02145/FUL



Legend

Scale: 0 0.0225 0.045 0.09 KM

Reproduced from the Ordnance Survey map with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2012.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Organisation	Winchester City Council
Department	Winchester GIS
Comments	Not Set
Date	06/08/2014
MSA Number	100019531

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 6
Case No: 13/02145/FUL / W06446/09
Proposal Description: (AMENDED DESCRIPTION AND PLAN) Extensions and alterations to existing mixed use facilities building including the erection of a covered plant sales area (275 square metres) and covered link and extension to the existing barn comprising, storage, packing and despatch of customer orders, storage of machinery, stock, distillation plant equipment, seasonal displays, shelving / racking, enclosed loading / delivery bay for delivery of goods and customer toilets (398 square metres gross internal floor area). Variation of condition 5 attached to planning permission ref. 11/1720/FUL to enable trading between 08.30 and 17.30 seven days a week
Address: Long Barn Winchester Ltd The Long Barn The Old Sheep Fair Bishops Sutton Road Alresford
Parish, or Ward if within Winchester City: New Alresford
Applicants Name: Struan Investments Limited
Case Officer: Mrs Jill Lee
Date Valid: 14 October 2013
Site Factors: New Alresford Conservation Area
County Heritage Site
Within 50m of Listed Building
Site of Special Scientific Importance
Recommendation: Application Permitted

General Comments

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

This application has been amended from the originally submitted plans, the building has been set back from the front elevation of the existing barn, reduced in height and the design of the canopy for the covered sales area revised to reduce the visual impact.

Site Description

The site is situated outside the policy boundary of New Alresford, in designated countryside. The site measures approximately 1.2 hectares and is situated on the northern frontage of Bishops Sutton Road (B3047).

There is a difference in levels within the site, with the land sloping down away from the road towards the reed beds of Old Alresford Pond, which is a Site of Special Scientific Interest (SSSI).

To the west and east of the site and both fronting Bishops Sutton Road are residential dwellings 'Hurdle House' (a Grade II listed building) and 'Tralee'. To the south, on the opposite side of the road and set further to the west, is Langton Garden Cottage.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

There is a footpath set back from the carriageway to the south side of Bishops Sutton Road, which provides a pedestrian link from the site to the centre of New Alresford. The site contains a barn type development which has recently been constructed. It is an attractive building, with a single vehicular access and a parking area to the front, set behind a row of hedging to the road frontage. There is an area of uncovered plant display to the east of the barn and areas of lavender cultivation on the area of land to the north of the barn to the boundary with the SSSI.

Proposal

It is proposed to provide an extension to the existing barn which operates as a plant nursery with ancillary office and storage space, space for country craft workshops and a café. The proposed extension would provide under cover storage for more bulky products at ground floor, additional sales space at first floor and mail order office within the roof space. The extension would be constructed in similar materials and style to the main barn, the outdoor sales area would be covered by a metal roof. It is also proposed to extend the hours of opening with an additional half an hour in the morning seven days per week therefore opening at 0830 instead of 0900 and extending the open hours on Sunday and Bank Holidays until 1730 in the evenings (currently closes at 1700).

Relevant Planning History

11/01702/FUL - (AMENDED DESCRIPTION) The retention of the facilities building (410 sq m GEA) comprising an area for the display and sale of plants, gardening goods, Long Barn products and Long Barn by-products (190 sq m net), use of first floor for office and storage space, a space for staff meetings and country craft workshops (36 sq m net), serving of refreshments in the building (20 seats) and on the plant terrace (20 seats), associated kitchen, office space, plant room, storage, toilets and lift; external display/sales area (907 sq m net); associated access, car parking and landscaping (part retrospective) (RESUBMISSION), planning permission granted 31 January 2012.

Consultations

Engineers: Drainage:

No objection to the application and no conditions required.

Engineers: Highways:

No objection to the application and no conditions required.

Head of Environmental Protection:

No objection to the application but requires conditions to cover hours of opening (condition 6), hours for deliveries (condition 7) and lighting proposals (condition 4).

Head of Historic Environment:

Some concerns with the initial plans in particular roof lights on the west roof slope (they have now been moved to the east), no lighting proposals (this has been conditioned), the extension was situated too far forward (this has now been set back).

Economic Development:

Support the proposal for the following reasons:-

1. The Winchester Economic Development Strategy (2010-20) seeks to provide new and local employment opportunities for those who live in the district. This development will allow an extended trading season and the ability to stock a wider range of gardening products not otherwise readily available locally; it will provide

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

additional local full-time and part time skilled and unskilled jobs in plant nursery, counter sales, and café services.

2. The proposed new building will establish a well defined place to support the Long Barn luxury brand. This will allow for expansion of internet sales of luxury lavender products. It will also directly provide up to six new local jobs and provide increased business opportunities for other local businesses.
3. The provision of space to enable streamlined processing of internet orders will allow Long Barn to grow its business to the benefit of its local customers and employees.
4. The development will enhance the provision of benefits for people, both in terms of employment and in terms of an attractive place to meet and shop.
5. Long Barn currently utilises low-carbon technology to provide under floor heating to the building and will soon be contributing to the national grid. This is aligned with our strategy for building a low carbon economy.
6. The Long Barn luxury brand of lavender products is directly associated with the Winchester brand name. This exploits the unique cultural position of Winchester as an up-market brand and further reinforces it. Our economic strategy seeks to champion and reward best practice in its core five economic sectors, including: land based industries (lavender growing); and creative industries (new products and marketing approaches using local expertise e.g. wreath weaving classes, provision of products to national up-market hospitality and international travel providers).
7. This development has a potential to contribute significantly to the local economy with its innovative and entrepreneurial approach; it is one that can benefit all who live in, work in, or visit our district; it will strongly enhance the ability of Long Barn to develop new local and international markets for local produce. These are key factors for the success of the Winchester economy and are explicitly recognised as such in our strategy.

English Nature

No objection to the application subject to conditions to protect the SSSI (condition 5 and informative 5).

Environment Agency:

No objection to the application.

Southern Water:

No objection to the application.

Representations:

New Alresford Parish Council

Building works supported but extension of opening hours objected to.

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

- Trading hours should remain as they are now.
- Will create additional traffic
- Early deliveries are likely to disturb neighbours.
- Light pollution
- Noise and disturbance from lorries

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

- Concern over creation of a supermarket / retail outlet which would be out of character with the area.

4 letters of support received for the following reasons:-

- Will provide local jobs
- Thriving business should be allowed to grow
- Won't create additional traffic
- Attractive development
- Supplies local residents
- Attracts visitors
- Benefits wider area and the Town
- Café is popular
- Help provide a sustainable community.

Relevant Planning Policy:

Winchester District Local Plan Review
DP3, HE1

Winchester Local Plan Part 1 – Joint Core Strategy
MTRA2, MTRA4, CP13

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Planning Considerations

Principle of development

The site is situated outside the defined policy boundary of New Alresford, therefore countryside policies of the local plan apply. National and local plan policies seek to protect the character of the countryside for its own sake. They also recognise the important role that economic development plays in the countryside. The existing use of the site is also a pertinent consideration as retail, café; open sales and storage have already been allowed on the site. The main consideration is therefore whether the proposed extension and increase in use on the site accords with local plan policies or causes material planning harm.

The National Planning Policy Framework (paragraph 3) promotes supporting a prosperous rural economy and supports the sustainable growth and expansion of all types of business and enterprise in rural area, both through conversion of existing buildings and well designed new buildings. It is considered that the proposed development accords with this aim as it allows for the expansion of the existing thriving business and the built form is well designed. Paragraph 7 requires new development to be of a good design. The proposed extension will be of similar design the existing "barn" and will be constructed in high quality materials. The application therefore accords with the aims of the National Planning Policy Framework.

Local Plan Part 1 – Joint Core Strategy (LPP1) contains the strategic level policies that apply to the proposed development. The policies that are of particular relevance to this application are MTRA4 (development in the countryside) and CP13 (high quality design).

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

MTRA 4 allows for certain types of development outside settlement boundaries including the expansion of existing buildings to facilitate the expansion on – site of established businesses or to meet an operational need, provided development is proportionate to the nature and scale of the site, its setting and countryside location. The applicants business has expanded since the original barn building was opened and they have identified the need for accessible ground floor customer toilets, additional covered outside plant display area, additional undercover storage facility, office space to allow the storage, packing and dispatch of internet orders and additional retail floor space to allow them to expand the range of products sold. The proposed extension would therefore allow an existing business to expand and with the submission of the amended plans the proposal is considered to accord with the requirements of policy MTRA4.

Policy CP13 expects new development to meet the highest standards of design. The existing building on site is a well designed “barn” style building constructed in good quality materials with a plain clay tile roof and wooden clad elevations. The proposed extension is to be constructed in the same style and this is considered to be appropriate for this countryside location. Condition 8 requires samples of the materials to be used to be submitted for approval prior to work commencing. The proposed development is therefore considered to be in accordance with this policy.

Within the Winchester District Local Plan 2006 Review the following saved policies are considered to be relevant to this application DP3 (general design criteria) and HE1 (archaeological site preservation).

DP3 has 9 criteria that new development is expected to comply with. Of particular relevance to this application DP3(ii) requires development to respond positively to the character, appearance and variety of the local environment through design, scale and layout. The plans have been amended from the original submission and the proposed extension is now set back from the front wall of the existing barn and will appear single storey in views from the road thus making it subservient to the main building. The design of the cover for the outside plant display area has also been amended to reduce its visual impact. DP3(iii) requires parking to be kept to a minimum. The proposed development does not propose any additional parking as the development is unlikely to generate additional traffic. There are 30 spaces on site at the present time and this is considered to be sufficient for the existing and proposed business.

DP3(vii) advises that development should not have an unacceptable adverse impact on adjoining land, uses or property. To the north of the site is the Alresford Pond SSSI but the impacts of the proposed development on this have been assessed and are considered acceptable (condition 5 limits storage close to the SSSI). To the west of the site is Hurdle House a grade II listed building. The Head of Historic Environment has confirmed that the proposed extension will not in itself have an adverse impact on the listed building but requested that the proposed roof lights be moved from the west slope of the roof to the east so they won't be seen from the listed building. This has been done in the submitted amended plans. In terms of residential amenity it is not considered that the proposals will adversely impact on the amenity of neighbours and the proposal is acceptable in this respect. The proposed development therefore accords with saved policy DP3.

Saved policy HE1 deals with listed buildings and their settings and the need to preserve them from harmful development. The amended scheme is considered to accord with this policy.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Because the redline encloses the entire site and for the avoidance of doubt it is considered appropriate to re-impose the original conditions 2g and 2h which limit the extent of the restaurant and workshops uses which take place within the existing barn. All other conditions imposed under planning permission reference 11/01702/FUL continue to apply to the existing building.

The proposals are therefore in accordance with national and local policies and the principle of the development is acceptable.

Design/layout

The proposals have been amended from the originally submitted plans. The extension has been set back from the front wall of the existing barn and the ridge line reduced. The extension will appear to be single storey from the front and this is considered to be appropriate as it will be subservient to the main building. The building will be cut in to the slope of the site and will contain 3 floors of accommodation although the office to the second floor will be contained within the roof space. From the rear it will appear as two storeys although the overall height will be less than the existing building and it will appear subservient. The original submission included roof lights on the west slope of the roof and a large dormer feature on the east with external staircase. These have been removed making the design less intrusive and more in keeping with the design of the existing building. The design and appearance of the extension will be sympathetic to the existing and will be constructed in high quality materials to match; details of which will be submitted for approval prior to work commencing on site. (Condition 08).

The roof for the plant display area has been rethought and the previously proposed clay tiled roof replaced by a metal one. Whilst the materials proposed for the covered plant display area were appropriate and to match the existing building, the visual effect was of a tiled roof continuing over the entire width of the site increasing the visual impact of the proposed development. Because the roof would be provided over the existing rendered bale wall it would have appeared as another extension and detracted from the prominence of the existing barn. The applicant has looked at this proposal again and proposed a lower standing seam metal roof which will have less impact and because it is not the same material as the existing roof and proposed extension roof will not appear as a further extension.

The proposed development is now considered to be acceptable in terms of the design and layout.

Impact on character of area and neighbouring property

There are two immediate neighbours both of which are residential properties. To the east is a property known as Tralee and to the west, Hurdle House which is a grade II listed building. The proposed extension is located on the side of the plot facing Hurdle House and the Head of Historic Environment has assessed the proposals to ensure that they don't have an adverse impact on the setting of the listed building. The roof lights which were originally proposed on the west roof slope have been moved to the east so that they are not viewed in the same context as the listed building. The design of the proposed extension is considered to be acceptable in this respect.

The general use exists on the site already and it is not considered that the larger sales area will generate any more potential nuisance in terms of noise by vehicles or the associated use of the land and building than exists at the present time. The packing of internet orders is a new use but is low key and should not create any disturbance to

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

neighbours as the hours of delivery and work are limited. The applicant has applied to have the hours of operation extended. At the present time they are limited to 0900 – 1730 Mondays to Saturdays and 0900 – 1700 on Sundays and Bank Holidays. The new application will be limited to 0830- 1730 seven days a week, this allows for an additional half hour in the mornings and half hour in the evenings on Sundays and Bank Holidays. This is considered to be reasonable and will not cause material increased harm to neighbours sufficient to warrant the refusal of this application on this point.

The proposed extension will appear single storey from the road and is well designed and sympathetic to the existing building which is attractive and contributes to the character of the area. The proposed extension will have limited impacts from public views and is considered to be acceptable. It is not considered that the extended opening and operating hours will have any adverse impacts on the character of the area.

Landscape/Trees

The application site is well screened from the road views with a native hedge and some larger trees within it. This boundary treatment continues around the entire site with the neighbouring properties barely visible from within the site. None of the existing landscaping will be affected by the proposed extension. The site is well landscaped as a result of the use of the site and the area to the west and north of the barn are used for growing lavender which adds to the attractiveness of the site. There is no requirement for additional landscaping to be provided as a result of this proposed development and the impacts on landscape and trees are therefore acceptable.

Highways/Parking

The access and parking arrangements are to remain unchanged. There is a single point of access onto the Bishops Sutton Road with good visibility, and a gravelled and landscaped car parking area with 30 spaces in front of the existing barn. The highways engineer has assessed the proposals and concluded that they will not result in any significant increase in vehicular traffic. The larger sales area will give the opportunity to sell a wider range of goods and the expansion of the internet sales facilities will help to reduce the need for visitors to the site. The existing 30 car parking spaces are acceptable for both the current and future needs which will arise as a result of this proposal. The site is also reasonably sited in relation to Alresford and is served by a footpath on the southern side of the road making it likely that some visitors may come to the site on foot. The proposed development is therefore considered acceptable in respect of highways and parking issues.

Recommendation

Application Permitted subject to the following conditions:

Conditions

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

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

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

2 The storage area, mail order office and general sales area hereby approved shall only be used for the sale, storage and distribution of the following items;

- a.) trees, lavender plants and plants of all kinds, dried and fresh cut lavender, wreathes and associated items;
- b.) Long Barn by-products (products made by Long Barn using botanical ingredients, oils and extracts);
- c.) composts, peats and other goods associated with plant/garden care;
- d.) pots and containers of all kinds;
- e.) traditional garden sundries including hand tools, tools, raffia, twine, gloves, aprons, baskets, trugs, cloches, plant supports, obelisks, ornaments and associated items;
- f.) seeds and bulbs, dried, artificial and cut flowers and goods associated with their care and maintenance;
- g.) ancillary indoor and outdoor seating for the serving of refreshments, limited to 20 seats within the building and 20 seats on the plant terrace at the rear of the building only;
- h.) Space for country craft workshops, limited to no more than 15 country craft workshops in any calendar year;

2 Reason: The development hereby permitted is intended as an extension to the existing Long Barn business and it is appropriate to restrict the use of the extension in a similar manner, and in the interests of the amenities of the area.

3 The development shall be implemented in accordance with the approved plans and thereafter retained in accordance with the uses and distribution as specified on plan reference numbers;

D1309 01 rev B site layout

D1309 05 Ground floor and roof plan

D1309 06 Lower Ground and Attic Floor Plans

D1309 07 Elevations

3 Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of the amenities of the area.

4 Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation. The external lighting will not be switched on between the hours of 1830 in the evening and 08:00 the following morning.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

- 4 Reason: To safeguard the amenities of the occupiers of residential properties on Bishops Sutton Road and to limit impact to the night sky having regard to the urban fringe character of the site.
- 5 No storage, access or encroachment shall occur within the boundary of the SSSI at any time.
- 5 Reason: To safeguard the Alresford Pond SSSI.
- 6 The building and associated uses hereby permitted shall not be open to the public outside the hours of 0830 - 1730.
- 6 Reason: To protect the amenities of the occupiers of nearby properties.
- 7 No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site except between the hours of 0830 and 1730.
- 7 Reason: To protect the amenities of the occupiers of nearby properties.
- 8 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the extension, covered plant area and retaining walls 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.
- 8 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

Informatives:

1 In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

2 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.

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

Winchester District Local Plan Part 1 - Joint Core Strategy: MTRA4, CP13
Winchester District Local Plan Review 2006: DP3, HE1

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

4 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 recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

5 All contractors working on site should be made aware of the sensitive nature of this site and should be provided with a map that clearly shows the boundaries of the SSSIs in relation to the development site.

6 The Local Planning Authority will not approve any scheme of lighting unless it has been designed with reference to agreed national or international standards for outdoor lighting. Further information can be found at the following: Department for Communities and Local Government www.communities.gov.uk

Chartered Institute of Building Service Engineers (CIBSE) www.cibse.org

Winchester City Council: www.winchester.gov.uk

Institution of Lighting Professionals (ILP) www.theilp.org.uk

7 During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

8 For the avoidance of doubt all conditions imposed under planning permission reference 11/01702/FUL continue to apply to the existing building.

Please return this form by:

- email to planning@winchester.gov.uk quoting **13/02145/FUL** and **New Alresford Parish Council** in the subject line of the email
- post to Planning Administration, Winchester City Council, City Offices, Colebrook Street, Winchester SO23 9LJ

From: **New Alresford Parish**

Case No: **13/02145/FUL**

Closing Date for comments:

15 November 2013

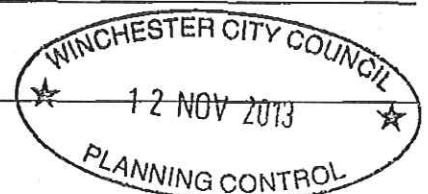
Location: Long Barn Winchester Ltd The Long Barn The Old Sheep Fair Bishops Sutton Road Alresford Hampshire

Proposal; Extensions and alterations to existing mixed use facilities building including the erection of a new covered plant sales area and covered link (276 sq.m GEA) and extension to existing barn (407 sq. m GEA) comprising, storage, packing and despatch of customer orders, storage of machinery, stock, distillation plant equipment, seasonal displays, shelving/racking, enclosed loading/delivery bay for delivery of goods and customer toilets. Variation of condition 5 attached to planning permission 11/01720/FUL to enable trading between 08:30 to 17:30 seven days a week.

Comments: BUILDING WORKS SUPPORTED

OBJECT TO EXTENSION OF OPENING HOURS

TO INCLUDE 7 DAYS A WEEK



Request for application to be considered by Committee:

(NB: Case Officer to forward form to Head of Planning Management if this section completed)

REFER TO COMMITTEE IF MIND TO

APPROVE

MJPow 7/11/13