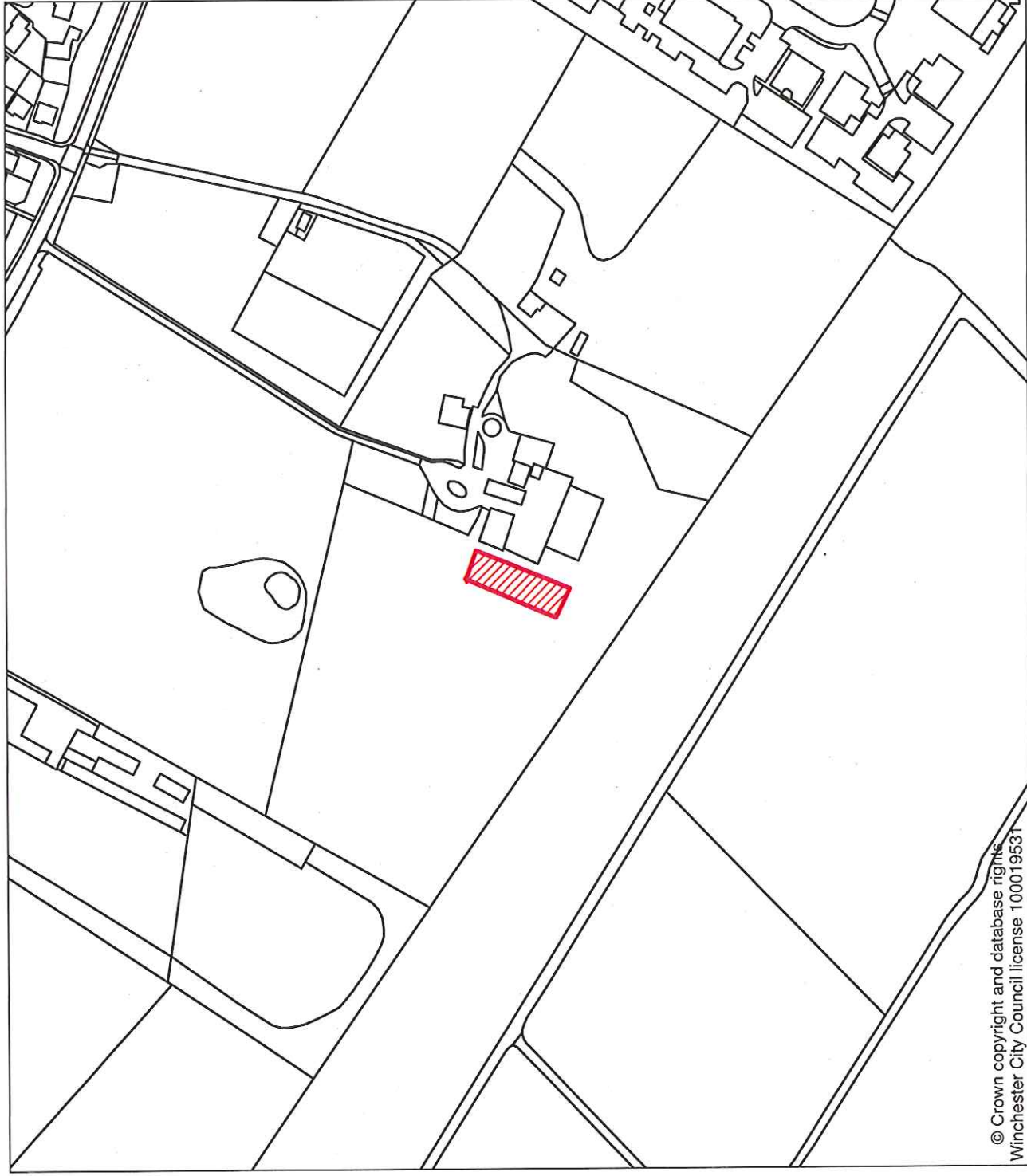


Mount Edgercombe, Forest Road, Denmead, PO7 6UA.

16/01381/FUL



Winchester
City Council



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Legend

Scale: 0 0.0275 0.055 0.11 KM

Organisation	^Organisation
Department	^Department
Comments	^Comments
Date	26/07/2016
MSA Number	^MSA Number

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Item No: 06
Case No: 16/01381/FUL / W
Proposal Description: Siting of 18 shipping containers within the perimeter of the open yard.
Address: Mount Edgecombe Forest Road Denmead Waterlooville
Hampshire
Parish, or Ward if within Winchester City: Denmead
Applicants Name: Mr Kevin Blackman
Case Officer: Liz Marsden
Date Valid: 27 June 2016
Site Factors: County Heritage Site

Recommendation:

General Comments

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

Site Description

Mount Edgecombe Farm is a holding of around 6 ha, set up a long access track on higher land to the south of Forest Road and comprises open fields, a dwelling and a group of buildings, used in connection with the applicants approved business uses, which are located to the southernmost part of the site. To the south of the site there is an extensive area of woodland, known as Creech Wood.

The commercial uses, which comprise a skip hire business and 20 containers used for self-storage, are located in a fenced compound and barn, previously covering a total area of around 1,640 square metres (0.16 ha), though there is aerial photographic evidence of further farm equipment being located outside the compound to the west of the barn and previous consents for the barn and the skip hire business did not clearly define or limit the area to be used. The current farming activity is limited to crops of hay from the fields.

The original fence around the compound was erected at the same time as the barn in 2004, and constructed from profiled metal sheeting, 2.6m high and coloured a dull green on the outside. Approximately 6 months ago, it was decided to replace this fence, as the support posts had become rotten and a new fence was erected, of the same height and cladding material as the previous fence, but enclosing an additional area of land to the side and extending to the rear of the barn. The total area of this extension amounts to around 250 square metres, an increase of 15% in the area of the compound.

The site is an area of approximately 630 square metres, within the fenced compound as it currently exists.

Proposal

The proposal comprises the addition of a further 18 self-storage containers located in a line along the western fence line, expanding the established self-storage business which

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was granted planning permission in 2013. The containers remain on the site and are rented out to individuals requiring storage for a varying period of time, sometimes for years if the owner has moved abroad. The containers are the same height as the boundary fence (2.6m).

Relevant Planning History

04/00577/APN – Steel framed agricultural storage barn – No objection 24.03.2004

05/02501/FUL – overnight parking of 2 skip hire lorries – permitted 30.12.2005

13/02736/FUL – Change of use of agricultural barn to B8 – permitted 09.04.2014

Consultations

Engineers: Highways: - No objection

Once the containers are delivered traffic generation to and from the business appears to be very light and the increase in the number of containers is unlikely to significantly increase the traffic to and from the site. No highway objections.

Representations:

Denmead Parish Council

- Strong objection on grounds of adverse impact on amenity of the area, overdevelopment, new fencing without planning permission, other unauthorised work and containers.

1 letter received objecting to the application for the following reasons:

- Further development of non-agricultural business in the countryside which will set a precedent making it difficult to refuse other business development in the future.
- Forest Road is very busy and having large container lorries entering and exiting the access would be dangerous.

Relevant Planning Policy:

Winchester District Local Plan Review

DP3

Winchester Local Plan Part 1 – Joint Core Strategy

MTRA1, CP8, CP20.

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Planning Considerations

Principle of development

The NPPF and Policy MTRA4 of the LPP1 allow for the expansion or redevelopment of existing buildings to facilitate the on-site expansion of established businesses or to meet an operational need. The applicant has operated a self-storage business from this site since 2014 and the expansion of this business, which is proportionate to the nature and

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scale of the site and can be accommodated without adverse impact on the surrounding area, is therefore acceptable in principle.

Furthermore, whilst the fence that has been erected does not benefit from planning consent at the present time, it can be included under the terms of Policy MTRA4 in that it facilitates the expansion of the business on site and, where it can be shown that it does not cause harm to the character and landscape of the area, is acceptable in principle.

Design/layout

Shipping containers are functional in design and their layout has been determined by the number of additional containers that can be sited within the fenced compound, whilst retaining adequate turning and parking areas. The containers are the same height as the fence and will not therefore be visible from outside the compound.

It has been suggested that the proposal will result in overdevelopment of the site, but it is not certain whether this is as a result of too many containers within the compound or whether the extension to the compound would be an overdevelopment of the site as a whole. If the former, ie that there will be too many containers within the compound, it is not apparent as to what harm would result from this in terms of its impact on the amenities of the area, as they will not be visible from outside the compound. If it is considered that the proposal would result in overdevelopment of Mount Edgecombe Farm as a whole it should be noted that the area of land occupied by the business uses, including the application proposal, represents a very small percentage of the overall area (around 3%). It is not therefore considered that the proposal will amount to overdevelopment of the site.

The fence that has been erected around the compound is 0.6m higher than a fence that could have been erected under permitted development. However, it is considered that the marginal increase in the visual impact of this fence as a result of its height is outweighed by the screening it provides, not only of the potential storage units that are being applied for, but also of the existing storage buildings and farming equipment that are contained within the yard.

The overall impression of the business premises at Mount Edgecombe Farm is of a compact group of buildings, with all potentially unsightly features screened from public vantage points.

Impact on character of area and neighbouring property

There are no properties within the vicinity of the site that would be affected by the proposal either through a direct visual impact or from noise and disturbance resulting from the storage use.

The nearest public vantage point from which the site can be seen is Creech Wood to the south of the site. The nearest part of the compound fence is 25m from the edge of the woodland, with the nearest surfaced path through the woods a further 50m away. Whilst there are no restrictions that prevent public access to the boundary of the wood, from where the barn and fence are clearly visible, from the path the view is obscured by trees and hedges, which, together with the dull green colour of the fence and barn, ensures that these existing features are not intrusive. The proposed containers are to be stored within the compound and are no higher than the fence and as such, they will not be visible from any public vantage point or have a detrimental impact on the character or

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appearance of the area.

Highways/Parking

Evidence has been produced by the applicant to the effect that the proposed use generates few traffic movements on a weekly basis with an average of 3.6 visits per week, or 7.2 vehicle movements, from March to the end of June this year. Even with the potentially doubling of the number of traffic movements as a result of the proposed increase in the number of storage units, it is not considered that the traffic generated would result in increased hazard to users of the highway. All visitors to the site are required to make an appointment.

It is acknowledged that the containers will need to be transported to the site by HGV (in the same manner as the existing containers on the site), but once in situ they do not move and there are no highway objections to the proposal.

Recommendation

Permission 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. The development hereby permitted shall be used for B8 storage and for no other purpose (including any other purpose in Class B 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.

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, working with applicants and agents to achieve the best solution. To this end WCC:

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

In this instance a site meeting was carried out with the applicant and additional information requested about the operation of the business in order to ensure that its expansion would not have an unacceptable impact on the amenities of the area.

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3. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Local Plan Part 1 - Joint Core Strategy: MTRA1, MTRA4
Winchester District Local Plan Review 2006: DP3,
4. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out above, 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.