

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No:	02
Address:	SJD Humphrey Holdings Northfields Poultry Farm Northfields Twyford Winchester Hampshire SO21 1NZ
Parish/Ward	Twyford
Proposal Description:	Change of use of agricultural holdings to classes B1 (light industrial) and B8 (storage/distribution) uses (RETROSPECTIVE)
Applicants Name	Humphrey Farms
Case No:	04/02272/FUL
W No:	W01091/23
Case Officer:	Mr Simon Avery
Date Valid:	31 August 2004
Delegated or Committee:	Committee Decision
Reason for Committee:	The Officers consider the application to be controversial or potentially controversial

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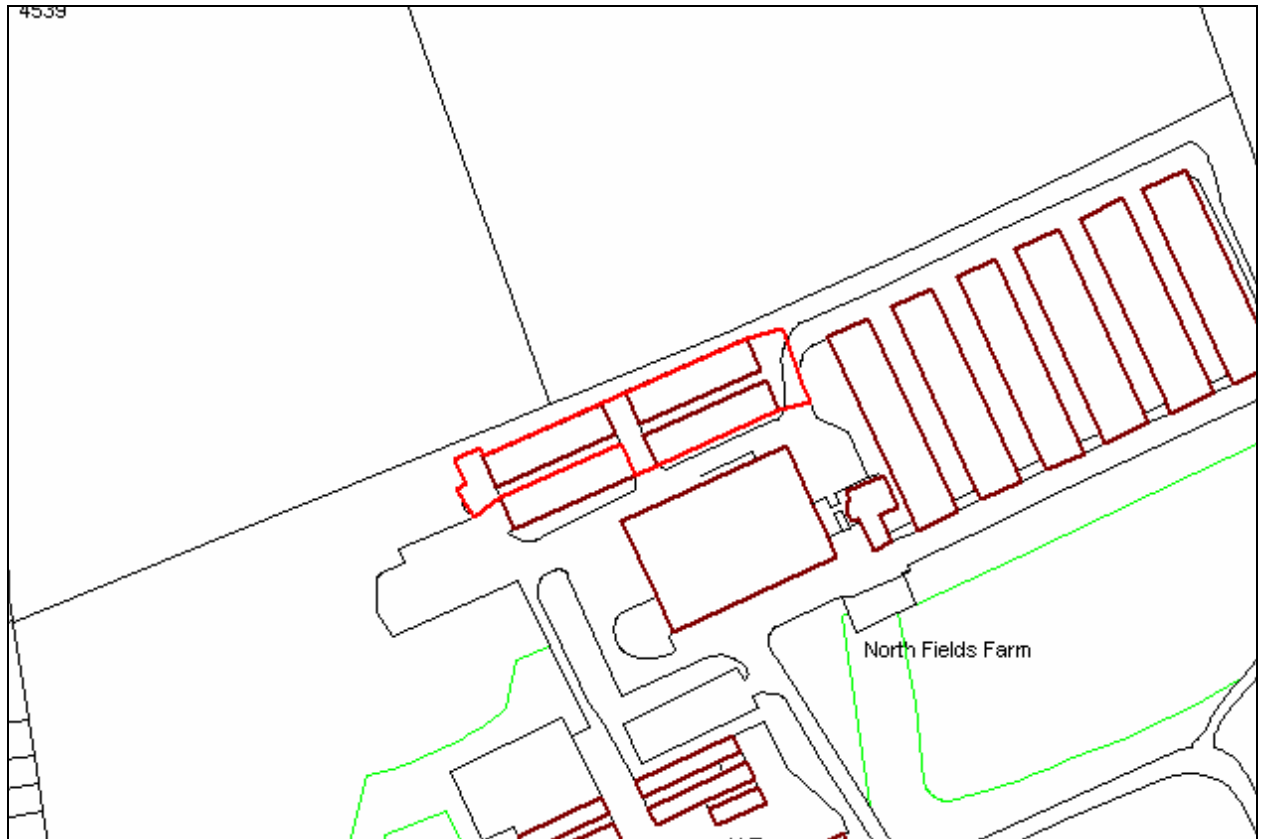
SITE LOCATION PLAN

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Site Description

- Northfields Farm is located to the north east of Twyford
- The farm holding consists of 14.6 hectares with a large complex of buildings on the edge of Twyford
- This complex is quite well screened from the surrounding landscape
- The site lies within designated countryside and to the north, south and east of the complex is agricultural land
- To the west are a number of residential properties
- The main access to the farm is from the south off Hazeley Road
- The buildings which are the subject of this application are three former poultry houses
- They are constructed of blockwork and metal sheet roofing
- The buildings are identical in size each having a floor area of 11 by 44 metres and a height of 4.4 metres
- Each building is divided into a number of units with openings at each end and some along the sides
- The surrounding buildings on the site are used for an office, feedmill, workshop, storage and farm shop

Relevant Planning History

- W01091: Erection of extension to provide porch - Permitted - 06/06/1975
- W01091/01: Erection of 2 garages - Permitted - 16/02/1976
- W01091/02: Erection of 2 storey extension to existing office building and erection of packing shed - Permitted - 29/09/1976
- W01091/03: Installation of petrol pump and petrol storage tank - Permitted - 02/05/1980
- W01091/04: Construction of access road erection of replacement mill and store - 05/08/1982
- W01091/05: Erection of 2 pole signs - Permitted - 22/03/1983
- W01091/06: Temporary re-siting of 2 feed bins - Permitted - 12/02/1985
- W01091/07: 2 storey office extension car park and relocation of weighbridge – Permitted - 27/03/1986
- W01091/08: Temporary re-siting of two feed bins - Permitted - 12/03/1986
- W01091/10: Erection of porch - Permitted - 13/04/1988
- W01091/11: Extension of grain silo - Permitted - 04/12/1989
- W01091/12: Egg store and packaging building - Permitted - 08/05/1991
- W01091/13: Use of land for siting of six mobile homes - Withdrawn – 06/08/1993
- W01091/20: Conversion of redundant agricultural buildings to light industrial, research and design studio, warehouse and storage uses. - Permitted - 18/06/2003

Proposal

- As per Proposal Description
- The application is to change the use of the buildings from agriculture to B1 and B8 uses.

Consultations

Enforcement:

- Much of the use of the premises may have gained immunity from enforcement powers
- Suggests conditions be applied removing permitted development rights so that the buildings cannot be extended without consent and conditions preventing any retail sales

Engineers: Highways:

- The uses described and the resultant traffic levels are generally low key
- It is unlikely that sufficient demonstrable harm to users of the public highway will occur to warrant a highway reason for refusal that could be successfully sustained at appeal

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- Suggests conditions that would restrict the use of the buildings to a low key occupier to prevent a far more intensive traffic generation and also requiring these buildings to be subject to the existing 'Lorry route' agreement applied on previous consents

Environmental Health:

- No adverse comments

Representations:

Twyford Parish Council

- Comment only: Consider that temporary consent for 2 years appropriate in the light of present discussions about a comprehensive redevelopment of the site

Letters of representations

Twyford Residents Association

- Accepts that the business is conducive to the village location but feel that a temporary consent is appropriate given the work being undertaken to develop a masterplan for this site

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- EC3, C1, C2, UB3, T1, T2, T4, T5

Winchester District Local Plan

- C1, C2, C13, EN5, EN7, T9

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, DP5, C6, C16, T1, T3, T4, T5

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development
- PPS7 Sustainable Development in Rural Areas
- PPG 13 Transport

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Residential amenities
- Highways
- Comments on representations

Principle of development

- This application is retrospective as the majority of bays within the units are in use by businesses.
- The site lies within countryside, as identified by the WDLP, and consequently the proposal must be judged against the countryside policies of the Development Plan.
- Policy EC3 of the HCSP(R) has a presumption in favour of the re-use of rural buildings for industrial, commercial or business purposes.
- This policy has been expanded by Policy C13 of the WDLP, which has a number of criteria to be complied with.
- The Policy allows for the re-use of rural buildings for B1 uses and exceptionally B2 and B8.

Impact on the character of the area/spatial characteristics

- The existing buildings are functional in nature and are typical agricultural buildings.
- They are in keeping with the other buildings in this large farm complex

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- The buildings are also of sound construction and have already been converted for this use with minimal works

Residential amenity

- The total amount of floorspace within these 3 buildings amounts to 1452m².
- This is a substantial amount of floorspace for a rural location and the potential impact has been carefully considered by your officers
- The nearest residential dwellings are just over 140 metres from these buildings to the west while there are also dwellings to the south which are 180 metres away.
- It is therefore considered that there will be no impact in terms of noise and disturbance on the amenities of these dwellings.

Highways

- The highway engineer is satisfied that the traffic levels generated by the uses are not sufficient to cause demonstrable harm to the users of the public highway
- The 3 buildings and the amenity area immediately surrounding them have been identified as the redline site.
- However, parking for the units is not specifically contained within this area, but takes place in an informal manner.
- With large areas of the farm complex having hardstanding or concrete surfacing, the danger is that there may be a proliferation of parked vehicles across the site which could have a negative impact.
- Your officers have sought to remedy this situation by restricting parking to the areas specifically indicated on the submitted plans.

Comments on representations

- Twyford Parish Council and Twyford Residents Association have not objected to the applications but both consider that a temporary consent is appropriate in light of the discussion about redeveloping the whole site
- Your officers consider that such a restriction would be appropriate in this instance given the ongoing discussion about the whole of the site and the enforcement background to this application

Recommendation

APPROVE – subject to the following condition(s):

Conditions/Reasons

01 The permission hereby granted shall be for a limited period expiring on 13 January 2007 on or before which date the buildings shall cease to be used for Classes B1 or B8 Uses unless further written approval is given by the Local Planning Authority.

01 Reason: To enable the Local Planning Authority to assess the impact of the proposed development.

02 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the development hereby permitted shall be used only for purposes within Classes B1 (b), B1 (c) and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to those Classes in any Statutory Instrument revoking and re-enacting that Order with or without modification) and for no other purpose(s), and at no time shall any retail sales take place on the site.

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

03 Parking of vehicles shall take place on the areas indicated for lorry or car parking on the approved plan drawing no. 457/PO2 and on no other area.

03 Reason: In the interests of the amenity of the area.

04 No equipment, raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked, stored or deposited in the open on the site.

04 Reason: In order to protect the amenities of the locality

05 Any vehicles exceeding a weight of 7.5 tonnes shall enter and leave the site only via Hazeley Road in the direction towards Morestead.

05 Reason: In the interests of local amenity and highway safety.

Informatives

01. 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 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: EC3, C1, C2, UB3, T1, T2, T4, T5

Winchester District Local Plan Proposals: C1, C2, C13, EN5, EN7, T9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, DP5, C6, C16, T1, T3, T4, T5