

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 03
Address: SJD Humphrey Holdings Northfields Poultry Farm Northfields Twyford
Winchester Hampshire SO21 1NZ

Parish/Ward Twyford

Proposal Description: Change of use of agricultural building to class B8
(storage/distribution) with ancillary sales (RETROSPECTIVE)

Applicants Name Humphrey Farms

Case No: 04/02273/FUL

W No: W01091/24

Case Officer: Mr Simon Avery

Date Valid: 31 August 2004

Delegated or Committee:

Reason for Committee: The Officers consider the application to be controversial or potentially controversial

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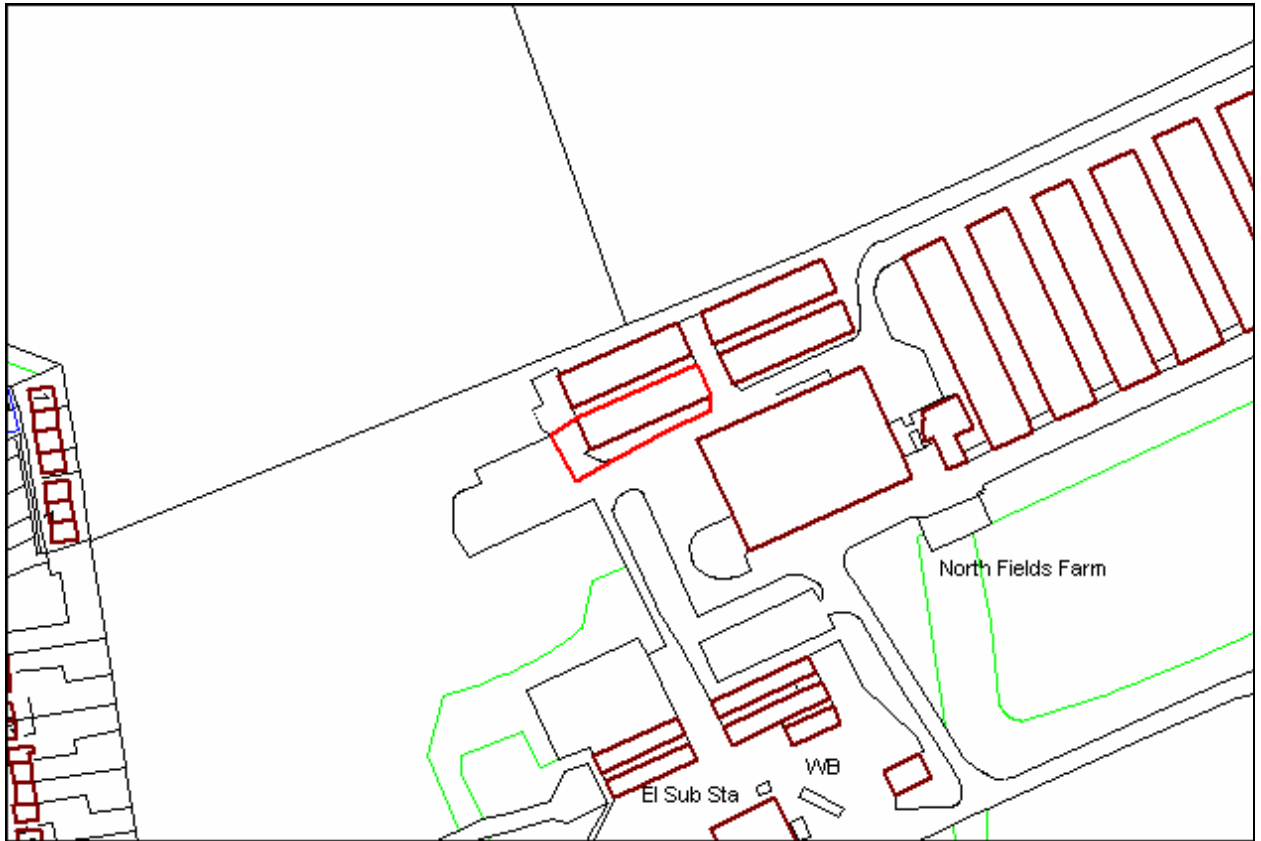
SITE LOCATION PLAN

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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 building which is the subject of this application is a former poultry house
- It is constructed of blockwork and metal sheet roofing
- The building is 11 metres wide, 44 metres long and has a height of 4.4 metres
- The internal floor area is 480m²
- Approximately 305m² of the unit is used for storage, 50 m² as a showroom and 120 for office facilities
- The surrounding buildings on the site are used for an office, feedmill, workshop, storage and farm shop and the three adjacent buildings for a mixture of B1 and B8 uses

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 building from agriculture to a B8 use with ancillary sales.
- The business of the occupier is a wine merchant.
- The majority of the building is use to store wine, with a small area used as an office and another area to display and sell wine.

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Consultations

Enforcement:

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

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
- 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
- Retail sales
- Highways
- Comments on representations

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Principle of development

- This is retrospective application as the unit is already occupied by a wine merchant Stone Vine and Son
- 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 exceptionally for B8 uses.

Impact on the character of the area/spatial characteristics

- The existing building is functional in nature and a typical agricultural building.
- It is in keeping with the other buildings in this large farm complex
- The building is also of sound construction and have already been converted for this use with minimal works

Residential amenity

- 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.
- The use is also low key activity, often requiring informal working hours and officers consider that it would be unreasonable to seek to restrict the hours of operation at these units.

Retail Sales

- The application involves an element of retail sales but this is ancillary to the main use
- A condition has been applied to restrict the area to be used for retail sales in order to ensure that it remains ancillary

Highways

- The highway engineer is satisfied that the traffic levels generated by the uses is not sufficient to cause demonstrable harm to the users of the public highway
- Currently the building and the amenity area immediately surrounding it has been identified as the redline site.
- However, parking for the unit 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

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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 B8 Use with ancillary sales 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 Class 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), except for ancillary sales of wine which shall only take place within the area hatched blue as indicated on plan drawing no. 457/PO3.

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

03 The retail sale of wine shall not take place other than between the hours of 0800 to 1800 Monday to Friday and 0800 to 1300 Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

03 Reason: To protect the amenities of the occupiers of nearby properties.

04 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.

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

05 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.

05 Reason: In order to protect the amenities of the locality.

06 Any vehicles exceeding a weight of 7.5 tonnes shall enter and leave the site only via Hazeley Road in the direction towards Morestead. Reason: In the interests of local amenity and highway safety.

06 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.

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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