

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 28 April 2005

Item No:	01
Address:	Woodley FarmAlma Lane Upham Hampshire SO32 1HE
Parish/Ward	Upham
Proposal Description:	Change of use from agricultural to storage (RETROSPECTIVE)
Applicants Name	Silhouette Exhibitions Ltd
Case No:	05/00411/FUL
W No:	W05725/10
Case Officer:	Lisa Booth
Date Valid:	1 March 2005
Delegated or Committee:	Committee Decision
Reason for Committee:	Parish Council submitted representations contrary to officer recommendation
Site Factors:	Countryside

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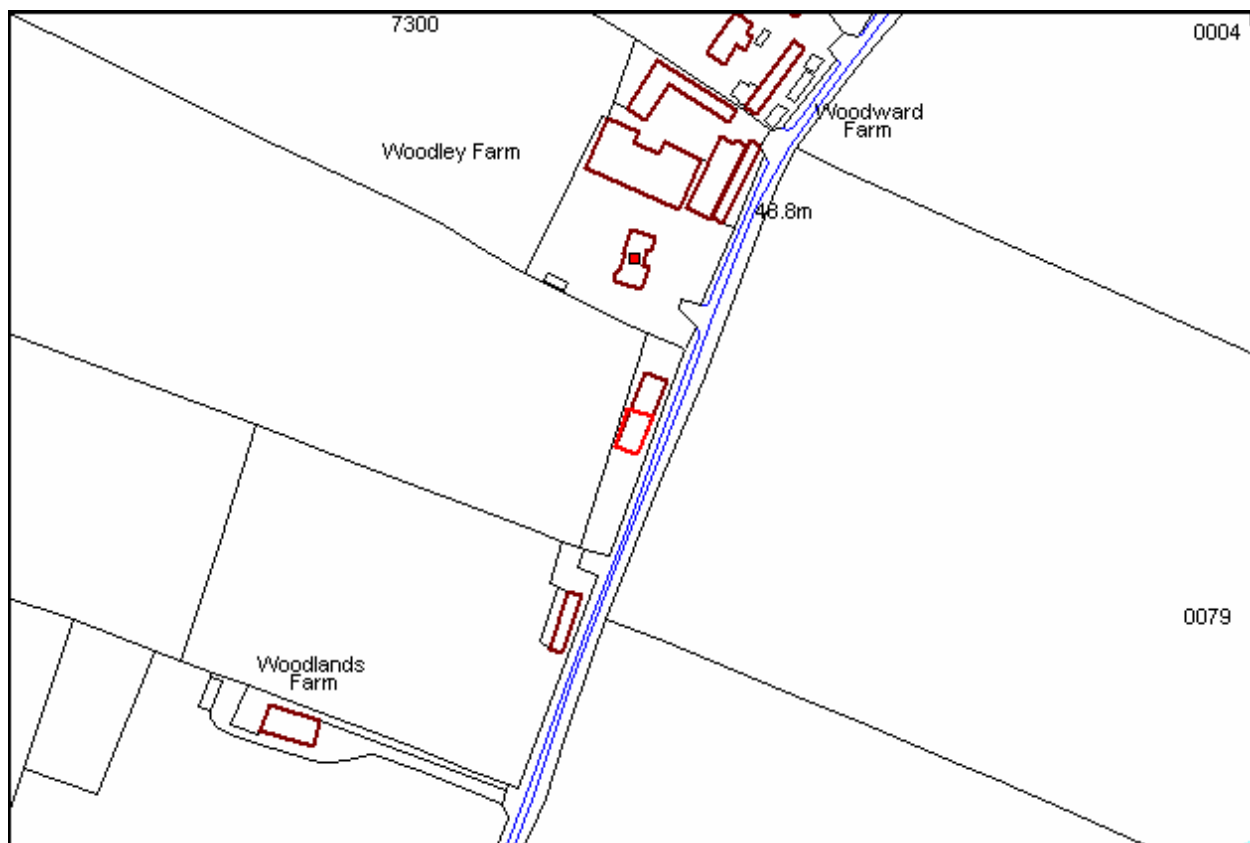
SITE LOCATION PLAN

Case No: 05/00411/FUL

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Site Description

- Redundant barn located close to road frontage with Alma Lane with access and parking area to north of the barn.
- Constructed of grey corrugated iron walls and roof and large doors on either end.
- Hedgerow along road boundary with intermittent trees.
- Open fields beyond barn, with Woodley Farm and its ancillary buildings to north.

Relevant Planning History

- W05725/09 – Woodley Farm, Alma Lane, Upham – Change of use from redundant farm building to metal fabrication – Permitted 29/06/01

Proposal

- The proposal is for the use of one half of a disused barn for the storage of exhibition stands.

Consultations

Engineers:Highways:

- No highway objections
- No new access or alterations to existing access are to occur.
- The supporting letter dated 17th February 2005 from the Director of Silhouette Exhibitions Ltd indicates that they are likely to visit the site on average once per month.
- This level of traffic generation is considered to be very low key and it is unlikely that the proposals will cause sufficient demonstrable harm to highway safety to successfully sustain a highway reason for refusal at appeal.

Representations:

Upham Parish Council

- Object
- The proposal is not thought to be suitable or appropriate in this area of countryside, resulting in the loss of the agricultural barn.
- The nature of the rural land and the impact on the highway and access to the side make it totally unsuitable for this change of use.

Letters of representations have been received from 0 Neighbours

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, C1, C2

Winchester District Local Plan

- EN5, C1, C2, C12, C13

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, C1, C15, C16

Supplementary Planning Guidance:

- None

National Planning Policy Guidance/Statements:

- PPS 1 General Policy and Principles
- PPS 7 The Countryside – Environmental Quality and Economic and Social Development

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Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area
- Residential amenities
- Highways

Principle of development

- Policy C13 of the adopted WDLP and policy C16 allows for the change of use/conversion of redundant non-residential buildings in the countryside to employment generating activities (B1, C2 or B8 uses) providing the form, bulk and general design of the building is in keeping with the locality and the proposed development will maintain or enhance the local environment; the existing building is of permanent and sound construction, is not derelict and can accommodate the proposed use without substantial reconstruction;
- The scale and nature of the activity can be accommodated without detriment to the visual character of the locality, is not in a remote location and will not harm the vitality of an existing or proposed employment site in a nearby town or village;
- The extent of the site is, or will be, clearly defined to prevent the development expanding into the surrounding countryside;
- The type of traffic generated can be accommodated without harming the character of rural roads.

Impact on character of area/ Residential amenities/ Highways

- The site is located on Alma Lane, which is rural in nature with native hedgerows bounding the lane.
- There are sporadic residential dwellings along this part of the lane, with 2 small farms nearby.
- The nearest is Woodley Farm who have already diversified one of their redundant buildings by changing the use for metal fabrication (see planning history above).
- This is considered to be a more intensive use than what is proposed for this application.
- This proposal is considered to be in accordance with planning policies due to its very low key nature of the storage of exhibition stands.
- The site is visited on average once a month, which is considered will not cause demonstrable harm to other users of the lane and occupiers of the nearby residential properties.
- The storage of the stands is situated in one half of the building only, so this limits the amount of activity on the site.
- No equipment is currently stored outside and condition has been attached to ensure this does not happen.
- The storage is not noisy, nor does it generate large volumes of traffic, thereby not causing a nuisance or impact on the amenities of nearby residential properties.
- In conclusion it is considered that the change of use of the barn for storage is acceptable and in accordance with development plan policies.

Recommendation

APPROVE – subject to the following condition(s):

Conditions/Reasons

01 The development hereby permitted shall be used for Silhouette Exhibitions Ltd and for no other purpose (including any other purpose in Class B8 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).

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

02 Exhibition stands or equipment shall not be stacked, stored or deposited in the open on the site.

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

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 38(6) of the Planning and Compulsory Purchase Act 2004, 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: UB3, C1, C2

Winchester District Local Plan Proposals: EN5, C1, C2

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, C1