

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 23 June 2004

Item No: 03
Address: Headquarters Little Shore Lane Bishops Waltham Southampton
Hampshire SO32 1ED

Parish/Ward Bishops Waltham

Proposal Description: Temporary storage container to rear of St John Ambulance Hall
(RETROSPECTIVE)

Applicants Name Ms Sarah Bennett

Case No: 05/00867/FUL

W No: W12833/09

Case Officer: Mrs Angela Banham

Date Valid: 6 April 2005

Delegated or Committee:

Reason for Committee: Parish Council submitted representations contrary to officer
recommendation

Site Factors: Adjacent Conservation Area

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Site Description

- St Johns Ambulance Hall on narrow site adjacent to Jubilee Hall.
- Storage Container for the Montessori Nursery School is sited to rear of the Hall

Relevant Planning History

- W12833/01 Siting of a metal storage container Permitted 12.01.1999
- W12833/02(Amended Description) Renewal of temporary Planning Permission W12833/01 Permitted 01.12.1999
- W/ 12833/04 Renewal of temporary planning Permission W/12833/02 Permitted 26.01.2001
- W/12833/05 “ “ “ “ “ W/12833/04 Permitted 28.02.2002
- W12833/06 “ “ “ “ “ W/12833/05 “ 24.02.2003
- W12833/07 Two storey front extension and first floor extension over training hall. Application withdrawn 17.03.2004.
- W/12833/08 Extension to provide a first floor training hall and extension to the rear elevation. Refused 08.07.2004 Appeal dismissed 11.04.2005.

Proposal

- The renewal for another year is for storage of equipment for the Montessori Nursery School which uses the main Hall.

Consultations

Conservation:

- Question the need for another Temporary Permission

Engineers: Highways:

- It is unlikely that the proposal will cause harm to users of the adjoining highway.

Representations:

Bishops Waltham Parish Council

- Object – would not wish the container to become a permanent feature and want Enforcement action to be taken.

Letters of representations none

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3 E16

Winchester District Local Plan

- EN5

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3

Supplementary Planning Guidance:

- Hampshire County Structure Plan (Revision): Implementing Policy H4

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 15 Planning and the Historic Environment

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene

Principle of development

- The original Permission for one year was granted to enable the Montessori Nursery School to function in The St Johns Ambulance Hall. The School would use any extension which was permitted to the Hall, but the latest application has just been refused on Appeal.
- The container is not acceptable on a permanent basis, but one more year will give the school time to make other arrangements for storage.

Impact on character of area

- The container is not visible from public views, but the site is adjacent to a Conservation Area.
- It is painted a dark brown to enable it to blend with hedgerows. An informative advises the applicant to make other arrangements for storage.

APPROVE – subject to the following condition(s):

Conditions/Reasons

01 The permission hereby granted shall be for a limited period expiring on June 30th 2006 on or before which date the container and the land shall be restored to its former condition in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

01 Reason: The development is of a type not considered suitable for permanent retention.

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 E16
Winchester District Local Plan Proposals: EN5 HG6 HG7
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3 HE4 HE5

03 The applicant is advised to make alternative arrangements for storage as this Permission is unlikely to be renewed again.