

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 28 July 2005

Item No: 05
Address: Wangfield Nursery Wangfield Lane Curdridge Southampton
Hampshire SO32 2DA

Parish/Ward Curdridge

Proposal Description: Change of use of site to civil engineering contractor's yard and engineering workshop; alterations to parking and landscaping (Retrospective) (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)

Applicants Name Able Piling & Construction Ltd

Case No: 05/01111/FUL

W No: W03826/29

Case Officer: Mrs Angela Banham

Date Valid: 27 April 2005

Delegated or Committee: Committee Decision

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

Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

Site Factors: Countryside

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 28 July 2005

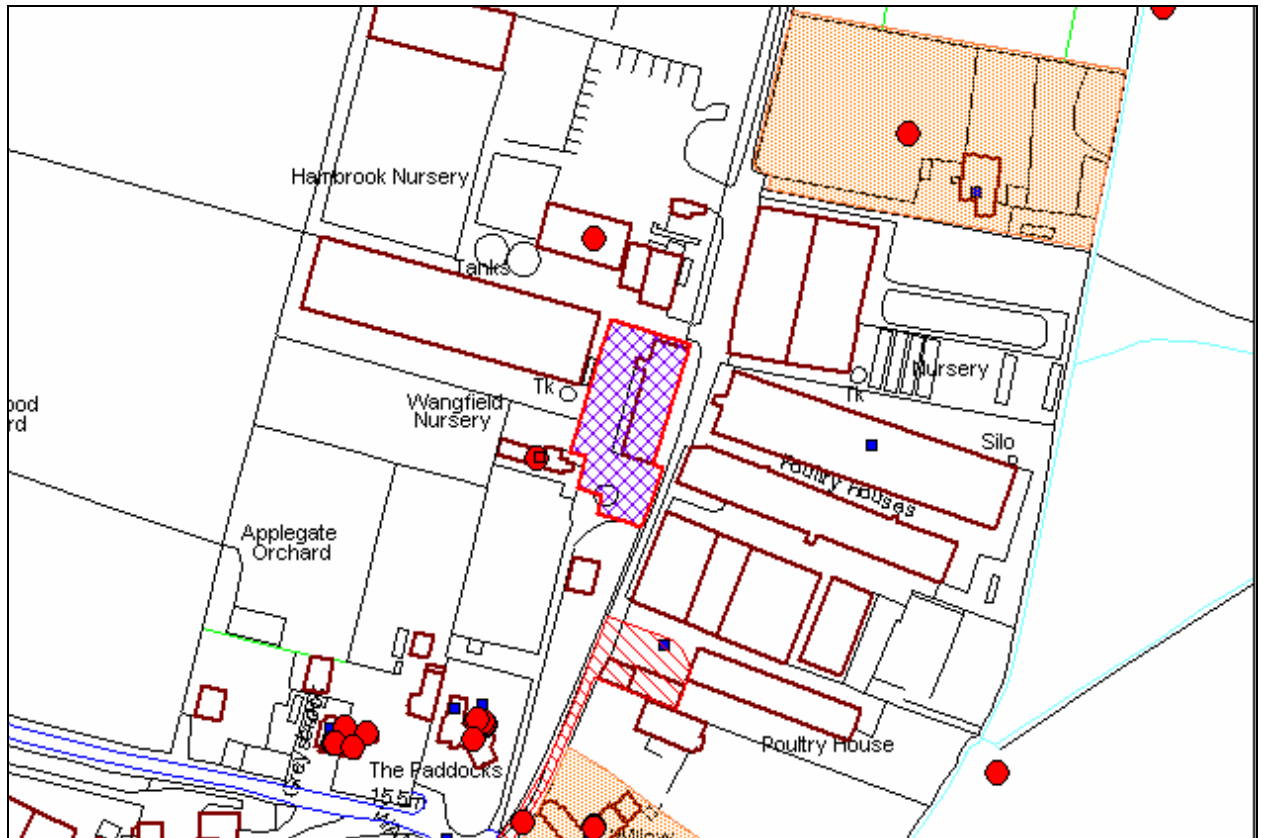
SITE LOCATION PLAN

Case No: 05/01111/FUL

W No: W03826/29

Address: Wangfield Nursery Wangfield Lane Curdridge Southampton
Hampshire

Proposal Description: Change of use of site to civil engineering contractor's yard and engineering workshop; alterations to parking and landscaping (Retrospective) (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)



WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 28 July 2005

Site Description

- The site is within the former Wangfield Lane Nurseries site off Wangfield Lane, Curdridge.
- It is bounded to the north and west by greenhouses and buildings owned by Hambrook Nurseries.
- The western boundary with Hambrook Nurseries is a high Leylandii hedge.
- To the east is the main access road leading from Wangfield Lane and beyond this to the east are several derelict greenhouses and poultry sheds.
- To the south is a stable block and paddock and residential properties fronting Wangfield Lane

Relevant Planning History

- W/03826/21 (Amended description) Continued use of former agricultural building for industrial use and use of adjacent greenhouse for parking and landscaping. Permitted 20.02.1995 for a limited period, expiring on 28.02.2000.
- Was a Personal Permission to Steelwork Services.
- Condition limiting the use to B1© light industrial or B2 general industrial.
- W/03826/23 (Amended description) Removal of condition 01 of Planning Permission W03826/21 (Permission Granted for a limited time) Permitted 12.06.1998.
- Conditions removing Permitted Development and limiting the use to fabrication and production of light metal products and structural steel.

Proposal

- This proposal is to regularise the occupation of the site by Able Piling and Construction Ltd a company which undertakes contracts for piling of foundations on site.
- The piling rigs have been stored on site, which contravenes condition 06 of Planning Permission W/03826/23 above.
- The company has a B1 Office on site, B8 Storage and B2 engineering workshops.

Consultations

Enforcement:

- Breach of condition notice has been served regarding outside storage.

Engineers:Highways:

- Could not sustain a Highways objection. Rigs on site are small and delivered by their company to sites where they are used. Suggest a Personal Permission to this company
- Previous Personal Permission /21 also limited the use of the site.

Landscape:

- No objection to the indicative planting proposals providing that implementation and ongoing management are conditioned. Fencing details need to be submitted.

Others:

- HCC Rights of Way are concerned about the use of the combined footpath and access to the industrial estate by heavy traffic. Want a condition requiring signage, speed limits and a look at widths available for pedestrians and vehicles.
- Waltham Ramblers Association concerned for safety of walkers.

Representations:

Curdridge Parish Council

- Object. Feel strongly that this site is not suitable for further industrial use, especially in view of traffic concerns.
- Single lane access which is part of a well used footpath. Increased traffic could be hazardous. Letters of representations have been received from five Neighbours.
- Concern that traffic will escalate and safety of pedestrians will be compromised.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 28 July 2005

- Damage to Wangfield Lane, an unclassified road, from very heavy vehicles using the road.
- Main objections are to the volume and type of traffic using Wangfield Lane and the access road.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3 E1 EC1 EC3 T5 T6

Winchester District Local Plan

- EN5 E2 T9 T7

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3 E2 T2

Supplementary Planning Guidance:

- Curdridge Village Design Statement

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 4 Industrial and Commercial Development by Small Firms
- PPG 7 The Countryside – Environmental Quality and Economic and Social Development
- PPG 13 Transport
- PPG 18 Enforcing Planning Control

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
- Comments on representations

Principle of development

- Acceptable since the site has had previous Permission for industrial uses, which were originally temporary, but later made permanent.
- The original uses were more intensive and probably generated more traffic.
- This proposed Consent recommends a Personal Permission to Able Piling Ltd and contains conditions removing Permitted Development and limiting the use of the site to Civil Engineering Contractors Yard (B1 and B8) and Engineering Workshops (B2)

Impact on character of area

- The site is well contained within the industrial complex and well screened to the west by a high Leylandii hedge and to the east beside the access road by a line of mature trees.
- The building on site, converted originally from a greenhouse, is single storey and not prominent.
- Detailed Landscape proposals delimit the yard for the storage of Piling rigs from the parking for employees, and these areas are to be surfaced with materials to be approved by the LPA.
- The application includes a full Supporting Statement from Able Piling, giving details of their operations and staffing as well as parking requirements.
- Able Piling currently own 8 rigs which are not large pieces of machinery, probably the size of a 4x4 car. They are taken to sites by a low loader vehicle, not unlike a small car recovery vehicle. There will be between 2 and 5 rigs on site at any one time.
- Able Piling employs 4 members of staff who work out of the premises and there are also contracting teams who work mainly on site, but may be required to visit the site from time to time. Also workshop deliveries are made about once a week.
- The engineering workshop carries out repairs to the rigs and drilling equipment and also has a small ancillary office.
- The previous Planning Consent W/03826/23 provided for 21 car parking spaces, but Able

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 28 July 2005

- Piling will not require anything like this amount
- This application regularises current activities and improves the functioning and appearance of the site. Conditions limit the future use of the site.

Recommendation

APPROVE – subject to the following condition(s):

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990.

02 The use hereby permitted shall be carried on only by Able Piling and Construction Ltd and shall not enure for the benefit of the land. When the premises cease to be occupied by Able Piling and Construction Ltd the use hereby permitted shall cease and all materials and equipment brought onto the site in connection with the use shall be removed.

02 Reason: to enable the Local Authority to retain control of the site which is not considered suitable for other types of Industrial Use.

03 Notwithstanding the provisions of the Town and Country Planning (General Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no development permitted by Class A of part 8 of Schedule 2 of that Order shall be undertaken without the prior written Consent of the Local Planning Authority.

03 Reason; to enable the Local Planning Authority to retain adequate control of the future nature and intensity of the use of the site.

04 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting those Orders with or without modification), the building shall only be used as an engineering workshop for the repair, fabrication and production of light metal products and for no other use whatsoever, without the prior written Consent of the Local Planning Authority.

04 Reason; to enable the Local Planning Authority to retain adequate control over the future use of the site.

05 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

05 Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 28 July 2005

06 No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site other than between the hours of 0800 and 1800 Monday to Friday, 0800 and 1300hours on Saturday and at no time on Sundays or Bank Holidays.

06 To protect the amenities of the occupiers of neighbouring properties.

07 No storage of Rigs or equipment associated with the business shall be stored on site except in the area designated for storage.

07 In the interest of satisfactory development and visual amenity.

08 Full details of surfacing and drainage of the car parking area shall be submitted to and approved by the Local Planning Authority, within 3 months of the date of this Consent.

08 Reason; in the interest of satisfactory development.

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 E1 EC1 EC3 T5 T6

Winchester District Local Plan Proposals: EN5 E2 T9 T7

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3 E2 T2

03 The applicant is advised to consult the Landscape section of Winchester City Council to agree precise details of planting on the site.