

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 11
Address: Greenways Farm Shop Stockbridge Road East Sutton Scotney
Winchester Hampshire SO21 3LD

Parish/Ward Wonston

Proposal Description: Single storey side extension to existing farm shop and new DDA compliant ramps to front access and improvement of front car parking area

Applicants Name Mr C Hutchins

Case No: 05/01505/FUL

W No: W19641

Case Officer: Ms Nicola Whitehead

Date Valid: 4 July 2005

Delegated or Committee: Committee Decision

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

Site Factors:

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Site Description

- The site is located within the countryside to the North of the settlement boundary of Sutton Scotney.
- The site is currently a small farm shop with a small nursery and Polytunnel to the rear. There is informal parking to the front of the shop and a substantial highway grassed verge.
- The access on to the main road is shared with neighbouring properties including a cattery and working farm.
- The site is a narrow strip of land with neighbouring properties to both sides.
- There is a row of large trees to the opposite side of the road.
- Outside of the small pocket of properties, of which the site is one, the area is open countryside.

Relevant Planning History

- n/a

Proposal

- As per Proposal Description

Consultations

Engineers:Drainage:

- Objects
- The shop has a right to drain foul water into the neighbouring properties septic tank. The proposals will increase the flow of foul water which may be in breach of the agreement between the shop owner and owner of the adjacent property and may exceed the discharge consent given by the Environment Agency.

Engineers:Highways:

- Objects
- The area of land to the front of the site is public highway and the proposal shows 3 no. car parking spaces being placed on this land and 2 no. spaces encroaching it.
- The highway verge also includes a pedestrian footway which the formalised parking area will dissect which could cause a conflict between pedestrians passing through a commercial parking area where vehicles will be manoeuvring.
- HCC have had a number of approaches in the past for extinguishment of rights over these verges and have resisted all requests.
- The applicant has indicated that ultimately they would wish to provide a Post Office on site. I would be very concerned about this as the site is outside of the settlement boundary and some distance from the existing Post Office in the centre of the village. It would be likely to attract a lot of car borne visitors and a post office would generate significantly more traffic than a farm shop.

Environment Agency:

- Objects
- The means of foul effluent disposal is unacceptable.
- The site is within 50m of a Protect Right, a borehole that is used for drinking water. The disposal of foul effluent to the ground is not acceptable within 50m of a borehole.
- Additionally it should be noted that there is no live consent for the discharge of sewage effluent to the ground or a watercourse at the site.

Environmental Health:

- No Objections

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Representations:

Wonston Parish Council

- Support the application
- It is the best interests of the community to support this flourishing local business. It is a victim of its own success and there is a serious need for additional parking without which we believe the business may be at risk. The 5 spaces in the application would be barely enough and there is another local business next door that experiences parking difficulties.
- This application is viewed as an ideal opportunity to resolve several issues including those of safe access, footpath management and the needs of both businesses and we believe it would be entirely practicable to provide adequate parking (10 spaces) on the existing verge south of the A30.

Letters of Objection have been received from two Neighbours

- Inadequate drainage facilities – shared septic tank is inadequate
- Concerns over borehole and water supply
- Boundaries of the site are shown inaccurately and without some of the land the disabled access and parking will not be possible nor access past the side of the building.
- Large farm vehicles share the access onto the highway and any additional parking and vehicles will block the access and impede visibility splays.
- The road is already busy and additional traffic and delivery vans will further congest the area.
- Drainage is unacceptable.
- Water supply needs clarification as was deemed acceptable to draw water from the borehole but any further extension would require the approval of the Environment Agency.
- Disposal of refuse not adequate. The neighbouring farm has vermin on site and food rubbish stored outside will attract the vermin.
- If people stay to eat on site then the neighbouring properties privacy will be affected.
- The site is small and the proposals are an overdevelopment of the site.

Report from Cleaning services group who service the shared septic tank

- Flow rate into septic tank will increase with proposals and could cause stress on current 'maximum loaded' septic tank.
- Issues:
- Constant running water from bakery will move solids through system into places they are not designed to be and potentially block the system.
- In severe cases the soakaway will need to be cleared, refurbished or replaced.
- The bakery will produced large quantities of fat which will smother the good bacteria in the septic tank causing them to die and resulting in insufficient treatment prior discharge

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- S2, T4, T12, E1, UB3, C1, C2

Winchester District Local Plan

- C.1, C.2, C.12, EN.5, EN.12, EN.13, EN.14, FS.3, T.8, T.9

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP.3, DP.9, DP.13, C.1, C.5, SF.1, T.1, T.4

National Planning Policy Guidance/Statements:

- PPS1 Delivering Sustainable Development
- PPS7 Sustainable Development in Rural Areas

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

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- Drainage
- Highways
- Comments on representations

Principle of development

- The shop is outside of the policy boundary and subject to countryside policies where the presumption is against unwarranted development in the countryside.
- The site is not sustainable in transport terms and would result in increased vehicular activity and shopping away from the village centre.

Impact on character of area

- The formalisation of the parking to the front of the shop and increased presence of the shop frontage in terms of visibility is not encouraged within this rural location.
- Neighbouring properties are primarily residential to the front and well screened behind hedging whilst being set back from the road.
- The alteration to the front of the site will result in a formalised commercial frontage, highly visible from the road, which would be out of place in the street scene and of detriment to the rural character of the area

Drainage

- The site currently has rights to use a septic tank owned by the neighbouring property for the disposal of its foul water. The environment agency have no record of any live discharge consent on the site and if regardless of the outcome of this application this consent will have to be obtained.
- The site is within 50m of a borehole used for drinking water and the Environment Agency have stated that no consent can be given to discharge within 50m of a borehole, discharge consent is required and may not be forthcoming.
- Concerns have been raised regarding the adequacy of the septic tank to accommodate the increased flows of foul water from the proposed bakery and it has been suggested that the increased flows and fatty deposits may cause the system to block and or cease to operation efficiently.
- The officer is not satisfied that sufficient information has been provided to overcome these concern and that permission can not be granted until these issues are resolved due to the potential for contamination of the drinking water supply

Highways

- The provision of parking requires the use of land owned by Hampshire County Council. Enquiries suggest they are not willing to extinguish highway rights over this land.
- The parking provision as suggested is inadequate and could result in cars parking on the highway which would create issues of highway safety. Alternatively the cars could park on the access road to the West of the site and obstruct access into and out of the neighbouring properties. As there is a farm accessed from the road the potential hazards caused by large farm vehicles blocking the road would be unacceptable.
- The parking dissects a public footway which could cause hazards to pedestrians crossing a commercial parking area.
- The site is located some distance out of the village and outside of the settlement boundary. The proposals will increase the level of car borne traffic to the site and no mitigating measures have been proposed to address this. The site is not sustainable in transport terms which is contrary to current government guidance and local policy.

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Recommendation

REFUSE – subject to the following refusal reason(s):

Conditions/Reasons

01 The proposals are contrary to Policies UB3, C2, T4 and T12 of the Hampshire County Structure Plan, Policies EN.5, C.1, C.2, EN.12, EN.13, EN.14, FS.3, T.8, and T.9 of the Winchester District Local Plan, and Policies DP.3, DP.9, DP.13, C.1, C.5, SF.1, T.1, and T.4 of the Emerging Winchester District Local Plan, in that:

i) the proposals would result in the expansion of a facility and service which is inappropriately located away from the existing village and would thus over rely on the use of the private car for transport purposes. The expansion of development on this site is therefore non-sustainable in highway and planning terms.

ii) Adequate provision cannot be made on the site for the parking of vehicles in a satisfactory manner.

iii) The proposed development would be likely to encourage the parking of vehicles on the public highway which would interrupt the free flow of traffic and thereby add to the hazards of road users at this point.

iv) The proposed parking area will dissect a pedestrian footway resulting in conflict between pedestrians and manoeuvring vehicles which would be hazardous to pedestrian safety.

v) The proposed parking area and reduction of grass verge to the front of the site would increase the visual impact of the site from the road which would be of detriment to the rural character of the area.

vi) The site has no discharge consent and no information has been submitted regarding proposals for the disposal of foul effluent. There is a drinking water borehole within 50m of the site and the planning authority is not satisfied that the proposals can be undertaken in a satisfactory manner to prevent pollution of the water supply.

Informatives

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

Hampshire County Structure Plan Review: S2, T4, T12, E1, UB3, C1, C2

Winchester District Local Plan Proposals: C.1, C.2, C.12, EN.5, EN.12, EN.13, EN.14, FS.3, T.8, T.9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP.3, DP.9, DP.13, C.1, C.5, SF.1, T.1, T.4