

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 8 September 2005

**Item No:** 15  
**Address:** The Bugle Inn Park Lane Twyford Winchester Hampshire SO21 1QT

**Parish/Ward** Twyford

**Proposal Description:** Erection of 2 no. two bedroom and 2 no. three bedroom dwellings; alterations to outbuilding, demolition of toilet block, internal alterations to provide toilets and larger kitchen; alterations to access

**Applicants Name** Inntown Pub Company Limited

**Case No:** 05/00999/FUL

**W No:** W03580/07

**Case Officer:** Mrs Julie Pinnock

**Date Valid:** 14 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:** Twyford Conservation Area

### Site Description

- The site is within the Twyford Conservation Area
- The site comprises The Bugle Inn, a public house/restaurant with a coach house
- To the front of the site is a large tarmac area used for parking
- The site has a difference in levels from the front to the rear, with a raised area to the rear which provides additional car parking and amenity space
- The Bugle fronts onto High Street, although it is set back from the road, it sits hard against the road side of Park Lane
- Vehicular access to the site is from Park Lane

### Relevant Planning History

- W03580 - Erection of extension to provide restaurant area - Application Permitted - 16/03/1978
- W03580/01 - Use of land for parking area - Application Permitted - 04/09/1978
- W03580/02 - Display of advertisements - Application Refused - 11/02/1982
- W03580/03 - Single storey side extension and alterations - Application Permitted - 03/09/1987
- W03580/04 - Non-illuminated fascia and board signs - Application Permitted - 05/11/1991
- W03580/05LBCA - Demolition of outbuilding - Application Withdrawn - 21/12/2004
- W03580/06 - Residential development along frontage of High Street, comprising 3 no: three bedroom and 3 no: two bedroom dwellings, demolition of outbuilding, alterations to existing access and associated parking. Retention of existing public house for use as restaurant and flat above and associated parking. - Application Withdrawn - 21/12/2004

### Proposal

- As per Proposal Description
- The application proposes the erection of a terrace of 4 houses comprising 2 no. two bedroom and 2 no. three bedroom dwellings. It also proposes some internal alterations to the existing out building to provide toilets and a larger kitchen for the existing public house and alterations to the access.
- The proposal is to retain the existing outbuilding, and for vehicles to pass through this outbuilding to access the car parking for the residential use and the public house.

### Consultations

#### Conservation:

- No objection – Initially raised concerns over the alteration to the existing opening where an arch was proposed to the coach house to provide the required height for service vehicles to enter/exit the site
- Amended plans have been submitted which show the opening altered, although it retains a horizontal emphasis which matches the existing
- The additional information also provides details of the new doors provided, which retains the original fittings which are of historic value
- The application also proposes the re-use of bricks from a section of existing wall to be demolished which is encouraged.

#### Engineers:Highways:

- No objection – application is acceptable from a highway point of view
- Initially raised concerns regarding site servicing, and swept paths for an appropriate length service vehicle
- Amended plans have been submitted which now increase the height of the opening through the coach house which mean that the site can be adequately serviced

#### Environmental Protection:

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- No objection – the submitted acoustic report meets the assessment standard, subject to a condition to require details of the acoustic glazing to be used

Sites and Monument Officer:

- No objection – on the basis of the report on the archaeological evaluation undertaken at the site, recommend a watching brief is the most appropriate and reasonable method of dealing with archaeological remains which may be disturbed by the development.

**Representations:**

Twyford Parish Council - object

- Inadequate parking
- Viability of public house (business plan should be produced)
- Loss of coach house when we don't know its history, what was the archaeological brief?
- Need public involvement

Letters of representations have been received from approx 700 Neighbours, including Twyford Residents Association and CAMRA – Campaign for Real Ale all object for the following reasons:-

- The design of the housing in a terrace is out of character with the historic High Street contrary to PPG15
- The houses should be set back from the road with small front gardens
- The loss of a view towards The Bugle Inn and the loss to the street of an established green open space
- The Bugle should be a listed building
- Environmental Impact – housing contrary to PPG3 which requires a 'high quality environment'
- Noise and fumes – no noise assessment as required by PPG24
- Car Parking provision - inadequate car parking for the existing public house
- Existing car park allows for dual use for example customers of the hairdressing salon, travel agent or the clock shop.
- Extra car parking on Park Lane and loss of some on-street car parking
- Loss of existing facility – contrary to policy – new development threatens the viability of the public house as both parking and floor area are reduced
- Highway safety – four spaces at the junction of High Street and Park Lane are dangerous
- Exit for cars will be dangerous
- Large service vehicles will block Park Lane or block access to the new houses
- Inadequate disabled parking under DDA 2004
- Use of outbuilding is dangerous and inappropriate
- Use of outbuilding as a 'drive-through' devalues the essential character of this building as having a strong relationship to the life of the pub
- No application submitted for the alterations to the outbuilding
- Loss of recreation space for children for use by families should be considered as a loss of a facility within the village under policy FS.2
- The plans are misleading and show insufficient information for such a sensitive and important site in this historic village
- People will not be allowed to park in the Phoenix car park
- The building which existed until 1958 was a commercial use and of a very different character
- No precedent for a terrace of housing in this location
- Application irregularities – site notice posted on the Tuesday after the May bank holiday i.e. 3rd May not 29th April which affect the time available for comment
- Two of houses marked as three bedroom are clearly four bedroom
- No information on levels
- The drawing scales are not the type required by Winchester City Council guidance notes
- The context shown on the drawings does not illustrate the relationship or size of neighbouring properties

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- H5, H7, UB3, T.2, T.4, R2, E16

Winchester District Local Plan

- H.1, H.7, EN.5, EN.16, T.9, RT.3, FS.2, HG.2, HG.6, HG.7, HG.10.

Winchester District Local Plan Review Deposit and Revised Deposit:

- H.2, H.7, DP.3, DP.15, T.2, T.3, T.4, RT.3, SF.6, HE.2, HE.4, HE.5,

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Hampshire Parking Strategy and Standards 2002 - Hampshire County Council

National Planning Policy Guidance/Statements:

- PPS 1 Delivering Sustainable Development
- PPG 3 Housing
- PPG 13 Transport
- PPG 15 Planning and the Historic Environment
- PPG 24 Planning and Noise

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development

Principle of development

- The application was considered by the Development Control Sub Committee on 4<sup>th</sup> July 2005, and report PDC568 refers
- Following a detailed meeting, Members resolved to defer the application and asked Officers to liaise with the applicant to secure further information on highway issues, including the swept path and levels and cross sections through the site, the Minutes of that meeting report PDC570 refers
- Both reports are attached for ease of reference
- Officers have met with the applicant since the Sub Committee, and the applicant has submitted amended plans to deal with the swept paths, alterations to the coach house to provide a clearance of 3.8m for service vehicles, levels and cross sections through the site, the relocation of the disabled parking spaces, and disabled access to the east of the coach house, re-use of bricks following demolition of existing boundary wall adjacent to Park Lane
- Your Officers are satisfied that the proposal is acceptable and has overcome the concerns raised by Members at the Sub Committee
- The application is acceptable in highway and conservation terms, and accords with adopted and emerging policies of the local plan and approval is recommended
- It is recommended that the applicant be required to enter into a legal agreement to ensure that the public house is open to the public before any dwelling is occupied to ensure the long term retention of the facility and service to accord with policies of the local plan

**Planning Obligations/Agreements**

In seeking the planning obligation(s) and/or financial contributions for £6,692.00, the Local Planning Authority has had regard to the tests laid down in Circular 1/97 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

**Recommendation**

**APPROVE – subject to a Section 106 Agreement for:**

1. A financial contribution of £6,692.00 towards the provision of public open space through the open space funding system;
2. That the applicant agrees that no dwelling shall be occupied until the public house has been refurbished and open to the public.

**(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)**

**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 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

02 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

03 The new windows shall be full height casements recessed within the opening. Prior to the commencement of work the following details shall be submitted to and approved in writing by the Local Planning Authority. The works hereby permitted shall be carried out in accordance with the approved details.

03 - details of a self supporting brick arch:

03 - the materials and intended finish:

03 - large scale elevations of the window and full size sections showing:-

- (i) the new sill in relation to the opening in which it is to be set.
- (ii) the mouldings to be used on the glazing bars.
- (iii) the relationship of the opening window to the frame which should follow a traditional form

03 Reason: To ensure the materials and details are satisfactory and respect the character of the listed building.

04 Details of the siting and design of any external meter boxes/metal ducting/flues to be provided shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The works hereby permitted shall be carried out in accordance with the approved details.

04 Reason: To protect the character and appearance of the listed building.

05 All rainwater goods shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority.

05 Reason: To protect the character and appearance of the listed building.

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06 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

06 Reason: To ensure that the archaeological interest of the site is properly safeguarded and recorded.

07 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

07 Reason: To improve the appearance of the site in the interests of visual amenity.

08 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwellings hereby permitted are occupied. Development shall be carried out in accordance with the approved details.

08 Reason: In the interests of the visual amenities of the area.

09 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

09 Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

10 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) no development permitted by Classes A, B, C, D of E of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

10 Reason: To protect the amenities of the locality and to maintain a good quality environment.

11 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) no development permitted by Classes A of Parts 2 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

11 Reason: To protect the amenities of the locality and to maintain a good quality environment.

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12 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

12 Reason: In the interests of highway safety.

13 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

13 Reason: In the interests of highway safety.

14 Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable vehicles using the site to enter and leave in a forward gear. The turning space shall be retained and kept available for such purposes at all times.

14 Reason: In the interests of highway safety.

15 The parking spaces/area hereby approved shall not be used for any other purpose than the parking of cars.

15 Reason: To ensure the provision and retention of the parking spaces/area in the interests of local amenity and highway safety.

16 Prior to the commencement of development details of the acoustic glazing to be used in the windows shall be submitted to and approved in writing. The development shall be carried out in accordance with the approved details and thereafter be maintained as approved.

16 Reason: To protect the amenities of future occupants of the dwellings.

### **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: H5, H7, UB3, T.2, T.4, R2, E16

Winchester District Local Plan: H.1, H.7, EN.5, EN.16, T.9, RT.3, FS.2, HG.2, HG.6, HG.7, HG.10.

Winchester District Local Plan Review Deposit and Revised Deposit: H.2, H.7, DP.3, DP.15, T.2, T.3, T.4, RT.3, SF.6, HE.2, HE.4, HE.5,

Supplementary Planning Guidance:

Achieving a Better Mix in New Housing Developments - Winchester City Council

Hampshire Parking Strategy and Standards 2002 - Hampshire County Council

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03. The applicant is advised that a licence will be required to carry out highway works. Please contact: The Engineering Services Manager, Engineering Department, Winchester City Council, Winchester, (Telephone: 01962 848326).