

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Committee Decision

Case No:	07/00829/FUL	Valid Date	30 March 2007
W No:	01091/36	Recommendation Date	30 May 2007
Case Officer:	Mr Dave Dimon	8 Week Date	29 June 2007
		Committee date	14 June 2007
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal:	Amendment of conditions no. 3 (soft and hard landscaping), no.4 (implementation of landscaping), no.9 (part demolition of buildings) and no.12 (parking provisions) of permission W01091/20 to allow for phased development of redundant agricultural buildings
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Site:	Northfields Farm Hazeley Road Twyford Winchester Hampshire
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Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
NO	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N

DELEGATED ITEM SIGN OFF		
APPROVE Subject to the condition(s) listed	REFUSE for the reason(s) listed	
	Signature	Date
CASE OFFICER		30-May-2007
TEAM MANAGER		

AMENDED PLANS DATE:-

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Item No: 04
Case No: 07/00829/FUL / W01091/36
Proposal Description: Amendment of conditions no. 3 (soft and hard landscaping), no.4 (implementation of landscaping), no.9 (part demolition of buildings) and no.12 (parking provisions) of permission W01091/20 to allow for phased development of redundant agricultural buildings
Address: Northfields Farm Hazeley Road Twyford Winchester Hampshire
Parish/Ward: Twyford
Applicants Name: Humphrey Farms
Case Officer: Mr D Dimon
Date Valid: 30 March 2007
Site Factors:

Recommendation: Application Permitted

General Comments

This application is reported to Committee at the request of Twyford Parish Council, whose request is appended in full to this report

Site Description

Northfields Farm is situated in the countryside to the north east of Twyford. Its main access is from Hazeley Road and the original access that served the farm from Main Road (B3335) now serves only the adjacent residential development and a small farm shop.

The holding formerly comprised a large poultry farm with associated egg packing unit and feed mill, the whole site extending to approximately 8.65 ha. The feed mill continues to operate but the poultry farm ceased production at the end of 2001.

The egg production was centred on 6 large two storey poultry sheds sited in the north east corner of the site and following the closure of the poultry farm a planning application was submitted in early 2003 for change of use of 4 of the large poultry houses to light industrial, research and design studio, warehouse and storage uses. This comprised removing about 3/5 of the length of the two centre units to provide a parking courtyard, with the remaining 2/5 of the two central buildings converted to two separate units and the two outer sheds each being sub divided into five units.

To the south east of the poultry buildings is an area of open land that is included as part of the 0.99 hectare application site but its use for commercial purposes is restricted by virtue of condition 26 of the planning permission.

Four smaller former poultry houses to the west of the application site have also been granted planning permission for business purposes, to the south of which is the large egg packing building and associated lorry parking area, offices and car parking areas and the feed mill and associated buildings, which continues to function as a separate business.

The application site occupies an elevated position above the village with arable land to the north and east and residential development to the west and south west and there are trees and hedging to the boundaries and within the site which partly screen it from longer views.

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Proposal

The planning permission for the change of use of the four large poultry sheds, which is dated 9 February 2004, has not yet been implemented and this application now seeks a variation to several of the conditions (3, 4, 9 & 12) of that permission to allow the implementation of the development to be phased over a period of six years. This would involve two separate phases of development; the first providing for the conversion of buildings T1 and T2 and the second would complete the development by converting buildings T3 and T4.

The conditions that are being requested to be varied are as follows:

- 03 No development shall take place until details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The landscaping details shall be in accordance with the Landscaping report prepared by Hillier Landscapes (dated 11 April 2003). Works shall be carried out in accordance with the approved details prior to the occupation of any of the employment units hereby permitted. These details shall include the following:
- (a) existing and proposed finished levels or contours:
 - (b) means of enclosure, including any retaining structures:
 - (c) hard surfacing materials:
 - (d) soft landscape details shall include the following as relevant:
 - (e) planting plans:
 - (f) written specifications (including cultivation and other operations associated with plant and grass establishment:
 - (g) schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
 - (h) retained areas of grassland cover, scrub, hedgerow, trees and woodland;
 - (i) implementation programme:

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

- 04 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.

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

- 09 The parts of the existing buildings proposed for removal shall be demolished and all resultant materials removed from the site prior to the commencement of development.

Reason: To safeguard the amenity of the locality.

- 12 The car park, HGV parking and cycle parking shall be constructed, surfaced and marked out in accordance with the approved plan (Drawing no: 294 P 14 Rev A) before the occupation of the first employment unit hereby permitted. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles or

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bicycles.

Reason: To ensure that adequate on-site parking and turning facilities are made available.

Relevant Planning History

App Ref No	Description of Development	Decision	Date
W01091/20	Conversion of redundant agricultural buildings to light industrial, research and design studio, warehouse and storage uses	GRANTED	00-02-2004
W01091/23	Change of use of agricultural holdings to classes B1 (light industrial) and B8 (storage/distribution) uses (RETROSPECTIVE)	GRANTED	21-01-2005
W01091/24	Change of use of agricultural buildings to class B8 (storage/distribution) with ancillary sales (RETROSPECTIVE)	GRANTED	21-01-2005
W01091/25	Creation of car/lorry park (RETROSPECTIVE)	GRANTED	21-01-2005
W01091/26	Creation of car park (RETROSPECTIVE)	GRANTED	21-01-2005
W01091/31	Removal of condition no. 1 of planning permission 04/02272/FUL - relating to the use of three former poultry sheds for storage and distribution uses (use class B8) and light industrial uses (use class B1).	GRANTED	03-04-2006
W01091/32	Removal of condition no. 1 of planning permission 04/02273/FUL - relating to the use of a former poultry shed for storage and distribution (use class B8) with ancillary sales.	GRANTED	03-04-2006
W01091/33	Removal of condition 1 on planning permission 04/02275/FUL relating to the creation and use of a car/lorry park.	GRANTED	22-12-2006
W01091/34	Removal of condition no. 1 on planning permission 04/02294/FUL relating to the creation and use of a car park	GRANTED	22-12-2006

Consultations

Engineers: Highways:

"No highway comments as the proposal does not contain any significant highway issues and is unlikely to impact on highway safety".

Landscape:

"The rewording of condition 3 is acceptable in landscape terms. These details would need to include an appropriate implementation programme and a maintenance schedule in relation to condition 5".(see informative 2 of the recommendation)

Representations:

Twyford Parish Council - object

Whilst they do not object to the proposed variations to conditions 3, 4, 9 and 12 they do object to Area A not being completed as per the planning condition and accordingly request that the application be referred to Committee for determination.

No other representations have been received.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

EC3, C1, C2, UB3, T1, T2, T4, T5

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Winchester District Local Plan Review

DP3, DP.4, DP.6, CE17, C16, T1, T3, T4, T5,

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPG 4 Industrial, Commercial Development and Small Firms

PPS 7 Sustainable Development in Rural Areas

PPG 13 Transport

Supplementary Planning Guidance

Winchester District Landscape Character Assessment

Other Planning guidance

Circular 11/95 The use of conditions in planning permission

Planning Considerations

The main consideration in this case is whether the requested variation to the conditions of the planning permission, to allow the development to be implemented in a phased way over 6 years, will in any way prejudice the satisfactory delivery of the development or the amenities of the area.

The planning permission envisaged the development being undertaken as a single project with buildings T1 – T4 converted at the same time together with all associated works and landscaping. The applicant does not now consider it viable to undertake the conversion all at one time given the extent of area involved (3,112 Sq m gross) and the advice that he has received regarding the time it will take to secure occupiers. The conditions of the planning permission, as presently worded, require specific actions or additional information to be submitted prior to the commencement of development. The variation to the conditions that this application seeks would maintain the objectives of the conditions in each case but allow for them to be satisfied in regard to an agreed programme of implementation.

The objection by Twyford Parish Council concerns the area of open land to the south of the buildings. This is the area mentioned above in the third paragraph of the site description section which is covered by condition 26 of the planning permission which states:

No equipment, raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored, no buildings constructed or hard surfacing laid on the land hatched brown on the approved plan (Drawing Ref: 294/LP1 Rev A) without the prior written consent of the Local Planning Authority.

The variation of the conditions that this application seeks will not change the position regarding this area of land in any way and the above condition will continue to apply. The concern of the Parish Council probably arises from the fact that they have already objected to the use of this area of land by the applicant for unauthorised dumping of waste building materials. This activity is a separate matter unconnected with the planning permission to convert the former poultry buildings and is being investigated by the Enforcement Section. If the land was used for unauthorised purposes in connection with the phased implementation of the planning permission then that would be a breach of condition 26 and could be dealt with accordingly. However, it is not a matter that is material to the consideration of this planning application.

The implementation of the development in a phased way is not considered to prejudice the satisfactory delivery of the development or the amenities of the area.

Landscape/Trees

Conditions 3 and 4 relate to hard and soft landscaping works on the site. The objective of these

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conditions is to ensure that the development is enhanced through the provision of an appropriate landscape scheme, which is thereafter maintained until established. Part of the wording of each condition requires the submission of a landscape scheme prior to the commencement of development. The applicant intends to submit such details as required before commencing work, but the latter part of each condition also requires that the landscape scheme be implemented prior to the occupation of any of the employment units. Clearly this would pose problems, either with units standing empty in building T1-T2 until buildings T3 and T4 are converted, or the landscape scheme being implemented and then at risk during the demolition and redevelopment works for buildings T3-T4. It would thus be appropriate to amend these conditions so that they too are phased in accordance with the phasing of the building works. This could be secured by modifying the wording of conditions 3 and 4 as suggested.

Highways/Parking

Condition 12 relates to the provision of parking for vehicles associated with the units. The objective of this condition is to ensure that the site is adequately provided with parking when in operation. However the parking area is fairly expansive and encloses the areas around all of the buildings T1-T4. It would be preferable to phase the parking provision in accordance with the development. This would ensure that construction vehicles for the second phase of development are not driving over and potentially damaging recently laid parking areas. In total the approved development provides for 59 car spaces, 3 disabled parking spaces, 3 HGV parking spaces, and a cycle shelter for a minimum of 16 bicycles on site. This produces an average ration of 1 car space per 52 sq metres of floor area, 1 HGV space per 1037 sq metres of floor area and 1 cycle space per 194.5 sq metres of floor area. This could be secured in a phased manner by modifying condition 12 as suggested

Other Matters

Condition 9 relates to the demolition of some parts of the buildings, and the requirement to remove all resultant materials prior to the commencement of development. The objective of this condition is to ensure that heaps of demolished materials are not left on the site to the detriment of the surrounding landscape and public views. If the development is to be phased there will be two phases of demolition; one for phase one (in particular, building T2), and one for phase two (in particular, building T3). The condition, if unamended, would result in the partial demolition of buildings T3 and T4, which would then exist in this untidy state for some time whilst buildings T1 and T2 were being redeveloped and occupied. This situation would result in an unsightly appearance to the detriment of the surrounding landscape, contrary to the objective of the condition. The recommended amended wording for this condition will ensure that demolition and clearance is undertaken in accord with the phased implementation of the development.

Conclusion

The proposed development provides only for the amendment of the conditions as stated to facilitate the phased implementation of the development. All other conditions and the provisions of the legal agreements entered into in respect of the original development will continue to apply.

The implementation of the development in a phased way is acceptable in all respects and will continue to ensure the satisfactory delivery of the development without any additional impact on the amenities of the area, other than the associated construction traffic which will occur over two phases of development rather than over a longer single phase

Recommendation

Application Permitted subject to the following condition(s):

Conditions

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03 No development shall take place until details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The landscaping details shall be in accordance with the Landscaping report prepared by Hillier Landscapes (dated 11 April 2003). Works shall be carried out in accordance with these details.. These details shall include the following:

- (a) existing and proposed finished levels or contours:
- (b) means of enclosure, including any retaining structures:
- (c) hard surfacing materials:
- (d) soft landscape details shall include the following as relevant:
- (e) planting plans:
- (f) written specifications (including cultivation and other operations associated with plant and grass establishment:
- (g) schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- (h) retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- (j) implementation programme:

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

04 All hard and soft landscape works shall be carried out in accordance with the approved details. The landscape works shall be carried out in accordance with the implementation programme, as agreed by 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.

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

09 The resultant material from the demolition of each building shall be removed from the site prior to the occupation of any units within the building from where the material was sourced..

Reason: To safeguard the amenity of the locality.

12 The car park, HGV parking and cycle parking shall be constructed, surfaced and marked out in accordance with the approved plan (Drawing no: 294 P 14 Rev A). Parking provision shall be provided in accordance with the phasing of the development, but shall not fall below a minimum of 1 car space per 52 sq metres of occupied floor area, 1 HGV space per 1037 sq metres of occupied floorspace , and 1 cycle space per 194.5 sq metres of occupied floorspace. This parking provision shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles or bicycles.

Reason: To ensure that adequate on-site parking and turning facilities are made available.

Informatives:

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

Hampshire County Structure Plan Review: EC3, C1, C2, UB3, T1, T2, T4, T5.

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Winchester District Local Plan Review: DP3, DP.4, DP.6, CE17, C16, T1, T3, T4, T5,

1. The permission hereby granted is supplementary to planning permission W01091/20 dated 9 February 2004 and must be read in conjunction with that planning permission and the conditions attaching thereto which continue to apply in all respects other than as modified by the conditions of this planning permission. The legal agreements appertaining to the original planning permission are not in any way modified by this permission and must be adhered to.
2. The applicants' attention is drawn to the need to provide an appropriate implementation programme and maintenance schedule for landscaping works as required by the provisions of condition 5 of planning permission W01091/20, which shall include the provisions for phasing of the implementation that this permission facilitates.