

Item No: 5
Case No: 07/01349/FUL / W20690
Proposal Description: Change of use to parking
Address: Direct Feeds Andover Road Winchester Hampshire SO23 7BT
Parish/Ward: Winchester Town
Applicants Name: Winchester City Council
Case Officer: Lorna Hutchings
Date Valid: 5 June 2007
Site Factors:

Recommendation: Application Permitted

General Comments

This application is reported to Committee because the applicants are the Contracts and Property Services Department, Winchester City Council.

Site Description

The site comprises a 127 square metre area of land currently occupied by Park Farm Saddlery and Direct Feeds Equestrian, Livestock and Pet Supplies which is primarily A1 retail use. The building is single storey, white painted and flat roofed with a smaller pitched roof wooden single storey element to the west side used as a store. The building is located within the Cattle Market public car park which is on the corner of Andover Road and Worthy Lane and the store itself is in the north-western side towards the rear, adjacent to Andover Road. Levels generally rise to the north and the western boundary comprises a close boarded fence. Highfield Lodge Conservative Club and Bowling Green are located opposite the store to the east and the site is visible from the Conservation Area to the south, for which the boundary runs along Worthy Lane.

Proposal

Demolition and removal of building and replacement with hardstanding for 15 parking spaces.

Relevant Planning History

None

Consultations

Engineers: Highways:

The proposal will result in an additional 15 public car parking spaces which are required due to the loss of some 20 to 30 parking spaces at Jewry Street resulting from the recent redevelopment works that are occurring there. Therefore no objection as no net increase.

Archaeology:

The site lies within the area of a Roman cemetery located to the north of the *civitas* of Venta Belgarum and the Roman Road from Winchester to Cirencester. Therefore it is recommended that a condition be attached for a programme of archaeological recording in mitigation of development (Condition 3).

Representations:

City of Winchester Trust:

No comment

No letters of representation received:

Relevant Planning Policy:

Hampshire County Structure Plan Review:

UB3, T2, E16

Winchester District Local Plan Review

W6, SF7, H3.

National Planning Policy Guidance/Statements:

PPS 6 Planning for Town Centres

PPG 13 Transport

Supplementary Planning Guidance

None

Other Planning Guidance

None

Planning Considerations

Principle of development

The site is within the main settlement boundary of Winchester but outside the defined town centre and primary shopping areas as defined in Policies SF.1 to SF.5. Therefore the loss of the retail unit is acceptable under these policies where there is a presumption in favour of retaining retail use, but only in these specific areas.

The supporting text to Policy SF.6 notes that a retail use can also be considered as a facility or service which Policy SF.7 seeks to retain in all areas. However, the supporting text also notes that this is only relevant to shops primarily serving or intended to serve a local function. The existing premises at the site is, however, a saddlery and purveyor of feed and equestrian, livestock and pet supplies and is serving a function far wider than for the local area.

Therefore in principle it is considered acceptable for the existing use of the site to cease.

The building is not listed nor is it in a Conservation Area so there is no planning control over the demolition of the building, which has no architectural merit.

The Contacts and Property Services Department also notes that the building is in poor condition as it is an ex cattle market bull ring which is structurally unsound.

Design/layout

The proposed layout of the parking spaces continues the line of the existing layout and is therefore acceptable.

Highways/Parking

There is a presumption against the development of additional public car parks in Winchester under Policy W.6 which aims to assist in reducing traffic flows in the town centre. However the policy notes that this is particularly relevant to long stay car parks and that car parking will continue to be provided for short stay uses. Given the location of the Cattle Market car park it is considered that this provides parking for such uses, which are ultimately accessed on foot in the town centre from the car park.

In addition, the provision of 15 spaces is considered a number that would not have a material effect on the parking policies of Winchester City, would have no harmful impact on traffic flows and would raise no significant highway issues.

This is particularly so as across this part of the city there will still be an overall net loss of parking due to the loss of a higher number of spaces at Jewry Street Library. The long term use of the car park is under consideration as it appears to have scope for redevelopment for a mix of uses that may or may not include parking, as identified in the Local Plan.

Recommendation

Application Permitted subject to the following conditions:

Conditions

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

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

2 The car park shall be constructed and marked out in accordance with the approved plans and surfaced in materials to match the existing car park, unless otherwise agreed in writing by the Local Planning Authority.

2 Reason: In order to ensure that parking and turning facilities are marked out appropriately and in the interests of visual amenity.

3 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.

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

Informatives:

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.

The Local Planning Authority has taken account of the following Development Plan policies and proposals:-

Hampshire County Structure Plan Review: UB3, T2, E16.
Winchester District Local Plan Proposals: W6, SF7, H3.