

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester City  
Council  
Planning Department  
Development Control

TEAM MANAGER  
SIGN OFF SHEET

## Committee Item

<b>Case No:</b>	08/02777/FUL	<b>Valid Date</b>	5 December 2008
<b>W No:</b>	00202/21	<b>Recommendation Date</b>	13 January 2009
<b>Case Officer:</b>	Miss Megan Birkett	<b>8 Week Date</b>	<b>30 January 2009</b>
		<b>Committee date</b>	<b>29<sup>th</sup> Jan 2009</b>
<b>Recommendation:</b>	<b>Application Permitted</b>	<b>Decision:</b>	<b>Committee Decision</b>

<b>Proposal:</b>	Refurbishment to upgrade and improve office facilities; rationalisation of internal circulation, installation of a platform lift and replacement external doors
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<b>Site:</b>	Abbey Mill Colebrook Street Winchester Hampshire SO23 9LH
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Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>Y</b>

<b>APPROVE</b> Subject to the condition(s) listed		
	<b>Signature</b>	<b>Date</b>
<b>CASE OFFICER</b>		
<b>TEAM MANAGER</b>		

**AMENDED PLANS DATE:-**

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**Item No:** 4  
**Case No:** 08/02777/FUL / W00202/21  
**Proposal Description:** Refurbishment to upgrade and improve office facilities; rationalisation of internal circulation, installation of a platform lift and replacement external doors  
**Address:** Abbey Mill Colebrook Street Winchester Hampshire SO23 9LH  
**Parish/Ward:** Winchester Town  
**Applicants Name:** Winchester City Council  
**Case Officer:** Miss Megan Birkett  
**Date Valid:** 5 December 2008  
**Site Factors:**

**Recommendation:** Application Permitted

### General Comments

This application is reported to Committee because the building is owned by Winchester City Council and the Council is also the applicant.  
The building is Grade II Listed and there is also a listed building application (ref: 08/02778/LIS) submitted in relation to the proposed works, which will be determined by the Secretary of State because the Council is unable to determine listed building applications on its own land.

### Site Description

Abbey Mill is situated on the edge of Abbey Gardens. It is accessed from Colebrook Street and the Abbey Gardens. The Mill comprises several elements built at various times from the mid 18<sup>th</sup> Century up to the late 20<sup>th</sup> century.

Abbey Mill is attached to the Grade II Listed Garden Temple to Abbey House, and has historically been treated as part of that listed building for the purposes of planning control. It was originally a watermill and has been subject to several phases of alteration.

It is a significant historic building in the centre of Winchester, adjoining the open space of Abbey Gardens, and is currently used as offices, being owned and occupied by the City Council.

### Proposal

The current application proposes repairs to the fabric of the building and some internal remodelling, by the removal of more recent insertions, to facilitate improvements in access and circulation between the floor levels of the building.

### Relevant Planning History

None relevant

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**Consultations**

Conservation: Extensive pre-application consultation has been undertaken with the Conservation Officer and no objection has been raised relating to the proposals. The proposals will not damage the historic interest of the building. The listed building application is to be determined by the Government Office for the South East (GOSE) and the Conservation Officer has recommended that the application be approved, subject to conditions. It is only necessary to have these conditions on the listed building application.

**Representations:**

City of Winchester Trust:

The Trust welcomes the tidying up that is proposed as part of this application. The Trust relies on the Conservation Officer to ensure that these works are carried out in a satisfactory manor.

No letters were received objecting to the application.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:  
E16

Winchester District Local Plan Review  
DP3, HE4, HE5, HE14

National Planning Policy Guidance/Statements:  
PPS 1 Delivering Sustainable Development  
PPG 15 Planning and the Historic Environment  
Winchester Conservation Area Project

**Planning Considerations**

Principle of development  
Impact on character of area and neighbouring properties

Principle of development

The building is within Winchester's Conservation Area, where new development which would detract from the immediate or wider landscape setting of any part of a conservation area, will not normally be permitted. The principle of alterations to existing properties is acceptable, providing it is in accordance with development plan policy.

Impact on character of area and neighbouring property

The proposed works are considered to be minor in nature and therefore planning officers are satisfied that there will be no material planning harm to the character of the existing building or the conservation area.

The alterations should not present any planning issues to any of the surrounding residential properties.

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**Recommendation**

Application Permitted subject to the following condition:

**Condition**

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

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

**Informatives:**

This permission is granted for the following reason:

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: E16

Winchester District Local Plan Review 2006: DP3, HE14, HE4, HE5