

WINCHESTER CITY COUNCIL
Development Control Committee 23rd August 2012

UPDATE

The information set out below includes details relating to public speaking and any change in circumstances and/or additional information received after the agenda was published.

Item No	Ref No	Address	Recommendation
1	12/00207/FUL	Rural buildings, land at Calcot Lane, Curdridge	PERMISSION

Agenda Page: 3

Officer Presenting: James Jenkinson

Public Speaking

Objector:

Parish Council representative: Neil Evans

Ward Councillor:

Supporter: Alexandra Webb (Agent)

Update

Economic Development Department support the application and note that Geolift Ltd is a local family company that employs local people with 10 of the total 19 staff living locally with the Managing Director living just 500 yards from the business premises. The company also orders parts from local firms, uses an accountant from Fareham, spends £1,800 per week on diesel at local garages, utilises Lloyds Bank in Bishop's Waltham and uses the local post offices and shops in Bishop's Waltham. Clients are taken for lunch at the Cricketers pub and accommodated in the Botleigh Grange Hotel.

Beech Tree is mistakenly referred to as a residential property when it is in fact private equestrian use.

At page 9 under heading (vi) type of traffic generated... last paragraph states company has 5 HGV visits per week. This should read 5 HGV visits per month.

Following discussions with the applicant's agent and environmental protection it has been clarified that the business does not undertake any outside repair work and approximately 95% of activity takes place off the site. The conditions and informatives have therefore been reviewed. Conditions 8 and 12 have been amended, conditions 13 and 14 added and Informative 3 amended. Amendments underlined.

08 No outside storage, stationing or parking of materials, skips, containers, plant, trailers, equipment or vehicles on the site shall exceed a height above existing ground level of:

- (a) 2.5 metres; or
- (b) in the case of lorries, cabbed forklift trucks and sideloaders no forklift truck, lorry or sideloader with a cab height greater than 2.7 metres; or
- (c) in the case of vans no van with a height greater than 2.7 metres.

12 The repair area within the building, as shown on floor plan WIN/999/AK/003 dated 17/05/2012 shall be retained for the repair, maintenance, reconditioning and servicing of machinery, plant and equipment owned by the hire business operating from the site only and shall not be used for any other purpose.

12 Reason: To ensure that any incidental repair work that is undertaken on the site by the business is undertaken within an enclosed and defined area in the interests of local amenities.

13 The doors of the building the subject of this planning permission shall be kept shut whenever any industrial process or repair, servicing, maintenance, testing or reconditioning of vehicles, plant or equipment is being undertaken.

13 Reason: In the interests of the amenities of the locality.

14 No outside industrial processes or repair, maintenance, testing or reconditioning of vehicles, plant or equipment shall be undertaken on the site at any time.

14 Reason: In the interests of the amenities of the locality.

Informatives

03. The applicant is advised that this planning permission has been granted on the basis of the details submitted relating to the particular business model of Geolift, where vans are despatched to undertake repair and maintenance work off-site, and where on-site repair work will only be an incidental activity of the hire businesses own equipment and undertaken within the building. Should any outside industrial process, servicing, reconditioning or maintenance and repair work be undertaken then an abatement notice may be served so as to protect residential amenities.