

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 20 December 2005

Item No: 06
Address: Bunstead Farm Poles Lane Hursley Winchester Hampshire SO21
2LQ

Parish/Ward Hursley

Proposal Description: Change of use of Unit 2 from B1 to sui generis (veterinary referral
clinic); addition of new first floor internally, spiral staircase externally
plus alterations to doors and windows

Applicants Name Anderson Sturgess Veterinary Specialists

Case No: 05/02486/FUL

W No: W16160/06

Case Officer: Mr Neil Mackintosh

Date Valid: 18 October 2005

Delegated or Committee: Committee Decision

Reason for Committee: Parish Council submitted representations contrary to officer
recommendation

Site Factors: Countryside
Tree Preservation Order

Site Description

- Bunstead Farm is situated opposite the junction of Bunstead Lane with Poles Lane in Hursley.
- It has a tree screen to East and West but is clearly seen from Poles Lane in the winter.
- It was, until earlier this year, a miscellaneous group of farm buildings, last used for cattle rearing. There is no farm house.
- The buildings were fairly substantial and ranged in character and age from a red brick/slate roofed early C20 building to a relatively modern dutch barn.
- A new vehicular access has been provided and the buildings have now been converted for B1 (business) uses.
- Photographs of the site will be available in Committee.

Relevant Planning History

- W16160 – change of use from agricultural buildings to light industrial use (B1) – refused 2000. Part of the reason being ‘the site is not within or adjacent to any rural settlement and the proposal would encourage excessive travel demands’.
- W16160/1/2/3 – similar applications – submitted and withdrawn between 2000 and 2004
- W16160/04 – change of use and conversion of agricultural buildings into offices, demolition of part of existing barn and outbuildings and erection of new single storey office building – permitted 2004
- W16160/05 – demolition of existing building (Unit 5) and reconstruction with pitched roof – permitted 2005

Proposal

- As per Proposal Description

Consultations

Engineers:Highways:

- Application should be refused – the addition of commercial floor area in the countryside is contrary to policy, as it is not in accordance with the aims of PPG13.

Environment Agency:

- No objection, in principle (Require informative under the terms of the Water Resources Act)

Representations:

Hursley Parish Council

- Support – ‘an excellent use of the building’.

No letters of representation have been received from neighbours

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- C1, C2, EC3, T4, T6

Winchester District Local Plan

- C1, C2, C13, EN5, T8, T9, T11

Winchester District Local Plan Review Deposit and Revised Deposit:

- C1, C16, DP3, T1

Supplementary Planning Guidance:

- Winchester District Landscape Assessment
- Movement, Access, Streets and Spaces
- Parking Standards 2002

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 20 December 2005

National Planning Policy Guidance/Statements:

- PPS 1 Delivering Sustainable Development
- PPS 7 Sustainable Development in Rural Areas
- PPG13 - Transport

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area
- Highways

Principle of development

- The principle of changing the use of non-residential rural buildings to business generating uses is long established and clearly set out in PPS7, Policy C13 of WDLP and Proposal C16 of the WDLP Review.
- In 2004 permission was finally granted for conversion works to B1 Uses, as the terms of Policy C13 were met.
- Hursley Parish Council was firmly behind the scheme but your officers were concerned about the sustainability of the site.
- A compromise solution was found, whereby part of the dutch barn (450sq.m) was demolished and it was intended that this building should be used for B1(light industrial) purposes.
- This application seeks to change the use of that building, now converted into a single storey workspace, into a vets referral clinic.
- This is a sui generis use that is not catered for in adopted or proposed policies, which allow only for uses in the B1, B2 and B8 categories.
- In addition the applicant seeks to re-introduce additional floorspace to the site (221sq.m) by constructing a first floor within the building.
- The applicants propose to set up a referral clinic for the treatment of small animals ie. cats and dogs.
- Your officers do not consider that a rural location is necessary for the treatment of domestic animals. Indeed, such an establishment is best situated within a settlement that has good transport facilities and the ability to use means other than the private car.
- The applicants have suggested the terms of a Travel Plan, but this does not obviate the fact that this site is not easily accessible by public transport or on foot.
- The use of the existing building for light industrial purposes, as permitted, is likely to generate up to 32 traffic movements per day, based on the TRICS database.
- The applicant's supporting statement says that the intended use, when fully implemented, will cater for 18 members of staff and up to 12 client visits per day.
- This alone could account for 60 movements per day and does not include deliveries of medical supplies, representatives and cold-call visitors.
- Your officers conclude that, in addition to being a use outside of those catered for in planning policy, this proposal is not within or adjacent to Hursley and would encourage excessive travel demands.

Impact on character of area

- Unit 2 is visible from the surrounding countryside and, at present, has the appearance of an industrial building.
- Under the terms of this application the appearance of the building would be substantially changed, by replacing doors with glazing and the addition of 5 windows in the East elevation and a spiral staircase at the western end.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 20 December 2005

Highways

- A pre-requisite for the conversion of this group of buildings for B1 Use was the improvement of the vehicular access.
- The access has now been moved and improved sight lines have been provided
- Whereas the Highway Engineer has no objection to a change of use, as such, he points out that the addition of additional floor space is contrary to the aims of PPG13.
- The applicant also proposes to introduce an additional six car parking spaces to the site.

Recommendation

REFUSE – subject to the following refusal reason:

Reason

01 Development as proposed is contrary to Policies C1 and T4 of the Hampshire County Structure Plan Review and Policies C1, C13, EN5, T8 and T11 of the Winchester District Local Plan, and would be likely to prejudice Proposals C1, C16, DP3 and T1 of the emerging Winchester District Local Plan Review, in that it would result in;

- a) the use of a rural building for purposes other than acceptable business uses (B1, B2 and B8),
- b) a use, and an increase in floorspace, that would result in increased traffic generation in an unsustainable location and
- c) further modifications to a rural building that would be detrimental to its character and to the appearance of the countryside.

Informatives

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

Hampshire County Structure Plan Review: C1, C2, EC3, T4, T6

Winchester District Local Plan Proposals: C1, C2, C13, EN5, T8, T9, T11

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C1, C16, DP3, T1