

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

<b>Item No:</b>	05
<b>Address:</b>	Old Shawford Goods Yard, Shawford Road, Shawford, Hampshire
<b>Parish/Ward</b>	Compton And Shawford
<b>Proposal Description:</b>	Replacement industrial building, retention of existing B8 storage use; use of yard as compound for self-storage containers
<b>Applicants Name</b>	Walcon Marine Ltd
<b>Case No:</b>	06/00122/FUL
<b>W No:</b>	W03567/05
<b>Case Officer:</b>	Mr Neil Mackintosh
<b>Date Valid:</b>	17 January 2006
<b>Reason for Committee:</b>	Parish Council submitted representations contrary to officer recommendation
<b>Reason for Committee:</b>	6 or more representations contrary to the Officer's recommendations have been received
<b>Site Factors:</b>	Countryside

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**Site Description**

- The application site has an area of 0.35ha and is the former goods yard at Shawford Station.
- It is to the South of the main Station building and to the West of the railway lines.
- Access from Shawford Road is shared with the Station and its small car park
- The site is flat and contains a former goods shed at the southern end and the rest is used for the external storage of marina equipment, mainly large concrete/metal pontoons.
- The site is adjacent to an HCC managed recreational area, mainly used by dog walkers.
- It is screened from Shawford Down by trees.
- Members will be shown photographs to illustrate the above points

**Relevant Planning History**

- W03567/02 – change of use of former goods yard for storage, maintenance and repair of plant and vehicles – granted January 1985 (but personal to Walcon Ltd.)
- W03567/04 – variation of condition (personal) and use of site for B1© and B8 purposes – granted November 2004
- Enforcement Action initiated in 2004 to secure removal of Georgian Hire, a firm that was cleaning and storing ‘portaloo’s’ on site.

**Proposal**

- As per Proposal Description
- “Self storage containers” are metal shipping containers (2.4m wide x 2.5m high x 6m long) that are hired out to customers for general household and business storage purposes.

**Consultations**

Engineers:Highways:

- No objections – storage use has already been accepted, the increase in size of the building is unlikely to result in a material increase in traffic – there is sufficient on-site parking and turning

Environmental Protection:

- No adverse comments – but would want hours of operation to be limited and no materials to be burnt on site

Landscape:

- Approve with conditions – the replacement building could be quite intrusive from the car park to the South but this could be ameliorated by planting. There are filtered views from Shawford Down but I do not consider that these are significant.

Archaeology

- The goods shed, whilst not listed, has intrinsic historic value. However, as other examples survive, I recommend that it be preserved by record and this should be the subject of a planning condition.

**Representations:**

Compton And Shawford Parish Council

- Support, in principle, but dependant upon appropriate restrictions i.e. Replacement building B1© Use only; Self storage containers – one tier only, details of security lighting.
- Concerns about traffic generation and suggest that controls are imposed on timing/volume. Letters of representations have been received from 9 neighbours – 1 objection, 8 concerned.
- Most say that they would object if the LPA were to grant 24 hour access to the site
- The objector – there is no need for an industrial building
- Concerns – access to the self- storage should not be 24 hour as Shawford is quiet after midnight.
- Should the goods shed be retained for its historic value? If not, the replacement should not

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- cause environmental problems eg. noise.
- Containers should be single storey only
- The LPA should ensure that there is no light pollution.
- Traffic could be more of a problem than foreseen by the applicant.
- Car parking for the station is already limited and could be improved

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- C1, C2, EC1, EC3

Winchester District Local Plan

- C1, C2, C7, E2

Winchester District Local Plan Review Deposit and Revised Deposit:

- C1, C6, RD04.43, E2

Planning Guidance:

- Movement, Access, Streets and Spaces
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPS 1 Delivering Sustainable Development
- PPS 7 Sustainable Development in Rural Areas
- PPG 13 Transport
- PPG 15 Planning and the Historic Environment
- PPG 24 Planning and Noise

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area
- Detailed design
- Residential amenities
- Highways
- Historic importance of the existing building

Principle of development

- Walcon's use of this site for the storage, maintenance and repair of plant and vehicles for almost 20 years undoubtedly caused problems
- There were complaints regarding lorry movements and noise. It also looked unsightly.
- In granting permission, in 2004, for general B1© and B8 Uses, the Planning Committee took these factors into account, as well as the unauthorised use of the site that was taking place at the time.
- However, this permission has not been implemented and Walcon's use of the site has resumed, following vacation by Georgian Hire.
- The replacement of the good shed and use for self-storage will, subject to stringent conditions, improve the appearance of the site and its affect upon the neighbours.
- Replacement building – the site is in the countryside but New Proposal RD04.43 of the WDLP Review allows for extension or replacement of such buildings where;
- The site is close to an existing settlement and main transport networks,
- It will not result in increased traffic levels and,
- The scale and design of the proposal achieves substantial environmental benefits.
- In this case it is considered that all of these criteria are satisfied. (The design of the building has been slightly amended during the course of this application in order to do this.)
- Self-storage – the site already has the benefit of a B8 permission but the proposed use for the storage and renting out of containers is regarded as a sui generis one.

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- However, the implications are much the same, apart from the likely hours of use of the site, which will tend to be mainly evenings and weekends.
- HCSPR Economy Policies allow for such a proposal, provided that the land is already in a similar use and that it is appropriate in scale and location adjacent to rural settlements.
- Employment Policies in both WDLP and its Review do not specifically encompass such proposals but resist the loss of sites already in B1 or B8 Use.
- Retention of B8 storage Use – the Planning Acts allow for the retention of the B8 Use that was granted by Committee in 2004.
- This option will safeguard the previous permission for up to ten years and will mean that the landowner can use the site for storage and distribution purposes if the self-storage use is not taken up, or if this enterprise fails.

Impact on character of area

- A similar self-storage operation in Eastleigh has been visited by your officer and photos will be displayed at Committee.
- This visit reinforced the need for stringent conditions, if the Shawford site is to be permitted.
- Provided that the storage containers are not stacked, and are painted in a suitable colour, the appearance of the site will not unduly affect its surroundings.
- The site is screened by trees in views from Shawford Down and additional planting will be required at the southern end of the site.
- The impact of the replacement building will be ameliorated by the planting and the judicious choice of materials.

Residential amenities

- With passing trains, overflying aircraft and passing traffic Shawford is not a quiet place during the day.
- However, once these have ceased, and the pub closed, the villagers indicate that they enjoy a few relatively peaceful hours.
- B1© Use, by definition, should not cause any nuisance problems to residential neighbours.
- Similarly, self-storage should not be an inherently noisy use and the only likely potential for significant disturbance to neighbours is if users were to visit the site during the 'quiet hours'.
- To overcome this, it is proposed to impose a condition to ensure that the site is closed from 11pm to 7am the following day.

Highways

- Although the local residents believe that additional traffic may be generated by the proposal, exacerbating problems with parking and the use of the Shawford Road, this view is not shared by the Highway Authority.
- In fact, the joint B1©/self-storage uses will tend to spread any traffic generation over longer hours than the existing use of the site.
- The applicant anticipates that, following observation of the Eastleigh site, this site would be visited only about 11 times per day in the winter, although this would increase with longer summer evenings.

Historic interest

- As will be seen from the photographs to be displayed, the goods shed is not a particularly good example of its type and the Council could not reasonably try to insist upon its retention.
- However, the City Archaeologist would like it to be recorded before demolition takes place
- Your Conservation Officer has seen the photographs and does not wish to intercede.

**Recommendation**

**APPROVE – subject to the following condition(s):**

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**Conditions/Reasons**

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

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

02 No demolition or alteration to the former goods shed on the site shall take place until the applicant, or his agent or successor in title, has secured the implementation of a programme of archaeological recording in accordance with a written scheme of investigation to be submitted to and approved by the Local Planning Authority in writing.

02 Reason: To ensure that the archaeological and historical interest of structures on the site is properly safeguarded and recorded.

03 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

04 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the industrial building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

04 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

05 No mezzanine floors shall be constructed within the industrial building unless previously approved, in writing, by the Local Planning Authority.

05 Reason: In the interests of highway safety and the amenities of the area.

06 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the industrial building hereby permitted shall be used only for purposes within Class B1(c) of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to those Classes in any Statutory Instrument revoking and re-enacting that Order with or without modification) and for no other purpose(s).

06 Reason: In the interests of highway safety and the amenities of the area.

07 Details of any external lighting, CCTV cameras and any other security arrangements shall be submitted to, and approved in writing by, the Local Planning Authority. The lighting and security arrangements shall be installed, operated and maintained in accordance with the approved scheme.

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- 07 Reason: In the interests of the amenities of the occupants of nearby properties and the protection of the surrounding countryside.
- 08 Before the development hereby approved is first brought into use, details of the areas for the parking, loading and unloading of vehicles shall be submitted to and approved in writing by the Local Planning Authority.
- 08 To ensure that adequate on-site parking and turning facilities are made available.
- 09 No deliveries to, collections from, or use of, the site shall take place other than between 0700 and 2300 hours, unless otherwise agreed, in writing, by the Local Planning Authority.
- 09 Reason: In the interests of the amenities of nearby residents.
- 10 All storage containers shall be painted, before they are introduced to the site, in a colour that has been agreed, in writing, with the Local Planning Authority. The containers shall be maintained in the agreed colour.
- 10 Reason; In the interests of visual amenity.
- 11 The storage containers hereby approved shall be located in the positions shown on Drawing Number 002C which forms part of the approved set of drawings. They shall be at ground level and not stacked on top of each other.
- 11 Reason: In the interests of highway safety and visual amenity.
- 12 The containers shall be used only for storage and for no other purpose.
- 12 Reason: In the interests of highway safety and the amenities of the area.
- 13 No materials, goods or products shall be stored in the open on the site.
- 13 Reason: In the interests of highway safety and the amenities of the area.

**Informatives**

01. 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.
02. The Local Planning Authority has taken account of the following development plan policies and proposals:-  
Hampshire County Structure Plan Review: C1, C2, EC1, EC3  
Winchester District Local Plan Proposals: C1, C2, C7, E2  
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C1, C6, RD04.43, E2
03. No materials should be burnt on site. Attention is drawn to the provisions of the Environmental Protection Act 1990.