

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL DELEGATED OFFICER REPORT
DATE OF RECOMMENDATION

Site Factors: None

Site Description

- Northfields Farm is a large former poultry unit extending to 8.65 hectares that adjoins Twyford village at its north east extremity.
- It is situated in the countryside outside of the settlement boundary and is subject to countryside policies.
- As a complex of agricultural buildings, now largely surplus to the original requirements, and associated servicing facilities its future use falls to be considered under the appropriate countryside provisions of the Local Plan Review and in accordance with the advice of PPS7.
- The site is on fairly high ground above the village and has its main access to Hazeley Road with its original access, which now serves only as a secondary access, to the B3335 at Searls Hill.
- The site includes 6 large former poultry houses, 4 smaller former poultry houses (the buildings the subject of these application) a large egg packing building, associated offices, car and lorry parking areas and a feed mill and associated buildings which continue to function as a separate business.
- Housing adjoins the site on the west and south west sides where the site abuts the settlement boundary, and it is some 180m from the buildings the subject of these applications.

Relevant Planning History

Council's Ref No	Description of Development	Decision	Date
W01091/20	Conversion of redundant agricultural buildings to light industrial, research and design studio, warehouse and storage uses	GRANTED	06-18-03
W01091/23	Change of use of agricultural holdings to classes B1 (light industrial) and B8 (storage/distribution) uses (RETROSPECTIVE)	GRANTED	21-01-05
W01091/24	Change of use of agricultural buildings to class B8 (storage/distribution) with ancillary sales (RETROSPECTIVE)	GRANTED	21-01-05
W01091/25	Creation of car/lorry park (RETROSPECTIVE)	GRANTED	21-01-05
W01091/26	Creation of car park (RETROSPECTIVE)	GRANTED	21-01-05

Proposal

- As per Proposal Description
- The four buildings the subject of these applications lie in the north west corner of the site.
- Three of the buildings are included in application W01091/31, the fourth is dealt with by W01091/32.
- Both applications seek removal of condition 1 of existing consents W01091/23 and /24 respectively to allow for the permanent retention of such uses. The condition restricted the use of the buildings for light industrial uses and storage and distribution uses for two years in order to enable the Local Planning Authority to assess the impact of the development.

Consultations

Engineers

- No highways objection. The principle of the change of use of these buildings has already been accepted and no further comments/conditions are proposed to those made previously.

Environmental Protection

- No adverse comments to make concerning these applications.

Strategic Planning

- In the light of the Local Plan Inspector's comments there is no justification for retaining the

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condition.

Representations:

Twyford Residents Association

- TRA has serious concerns that these applications not be taken out of context with the ongoing planning issues on the whole site.
- The Master planning process was attempting to clarify the status of the whole site and address the longstanding problems of piecemeal development.
- In particular the issue of traffic routing needs to take account of the difficulties of access and the amount of heavy traffic generated by the whole site.
- Whilst the use of these buildings may be appropriate we object until a more comprehensive approach is taken to protect the village from further damage.

Twyford Parish Council

- These applications must be considered as part of the on-going process of the Northfields Farm development as it ceases to be agricultural and changes to predominately Industrial use.
- These applications have to be viewed cumulatively and not in isolation. In particular we would wish you to consider the following points.
 1. Highways and transportation; update of WSP Report to cover cumulative traffic increase
 2. Routing proposals for the traffic generated.
 3. A master landscaping plan for the site.
 4. A statement of proposed use for the rest of the site.
 5. Regularisation of unauthorised use on site as follows:
 - i) The levelling of the soil and spoil recently undertaken on site
 - ii) The conversion of the buildings (see attached).
 - iii) The lorry park - when was this permission given?
 6. A statement regarding the future plans relating to the ongoing operation of the mill is there to be an alternative access for traffic.
 7. Potential for replacement of buildings under policy RD04.43.
- May we further ask if consideration has been given to paragraphs 19 and 31 of PPS7 which encourage the Council to consider the future of agricultural buildings such as these and of replacing them with ones of better design or more appropriate size?
- Winchester City Council's policies in the WDDL now apply these policies; it was not appropriate to do so at the time the temporary consent was being considered. Alternative use of agricultural buildings requires that a site be viewed comprehensively and replacement of the buildings within PPS7 may be a better alternative.
- Please note that since you considered these applications, you have confirmed on the Local Plan Inspector's recommendation Para 4.47 of the Local Plan, which now requires major complexes of rural buildings to be considered comprehensively (see WDLPR mods just approved).
- Your Council has been actively cooperating with this exercise over the last 2 years with the applicants and the Parish Council; your continuing commitment to this exercise was confirmed to the Local Plan Inspector last year. A separate letter on this point has been sent to Mrs Tebutt.
- As the above matters will take some time to work out, we recommend a further period of temporary use should be given-say 2 years. If this limitation were to be imposed, the Parish Council has no objection. Otherwise the Parish Council objects to any further permanent consents until a full and comprehensive study has been carried out in accordance with your own policies.

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Neighbour Representation = None

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- EC3, C1, C2, UB3, T1, T2, T4, T5

Winchester District Local Plan

- C.1, C.2, C.13, EN.5, EN.7, T.9

Winchester District Local Plan Review Deposit, Revised Deposit and Proposed Modifications:

- DP.3, DP.5, C.6, C.16, T.1, T.3, T.4, T.5, RD04.43

Supplementary Planning Guidance:

- None

National Planning Policy Guidance/Statements:

- PPS 7 Sustainable Development in Rural Areas.

Planning Considerations

- The application buildings have been occupied by a number of businesses for some time and such uses were regularised by the existing temporary permissions, which were granted retrospectively in January 05.
- Condition 1 of each permission limits the approval to a temporary period expiring on 13 January 2007.
- The four buildings are of blockwork construction and of similar size 44m x 11m with a ridge height of 4.4 metres.
- Three of the buildings are in B1/B8 use and the fourth, which is occupied by a wine distributor, is B8 with ancillary sales. This is why this building (T13) was the subject of a separate application.
- The three buildings known as T14, T15 and T16 are occupied as follows:
 - T15 The Flower Stall, a flower wholesalers.
 - T16 Riverfood organic vegetables Ltd and Caterbox Ltd.
 - T14 is subdivided into 6 units, one is currently vacant, two are used solely for storage, one as an administration office and one by a steel fabricator.
- Unit T13 is occupied by Stone Vine and Sun for the storage and distribution of wine and the western part of the building includes a retail area. This part of the building has been refurbished with brown metal sheet cladding to the walls and roof.

Principle of development

- The principle of re-use of the buildings has been established by the existing permissions and is in accord with the provisions of PPS7 and, in particular, C2(ii) of the structure plan and C.16 of the local plan review.

Comments on representations

- Members will be aware from their previous consideration of applications at Northfields Farm of the concern the Parish Council has about the overall future development of the site.
- The previous temporary consents were granted for the following reason "To allow the Local Planning Authority to assess the impact of the proposed development."
- These applications were considered in the context of investigations that were ongoing into the preparation of a master plan to guide the future development of the whole site. A working group comprising officers of the City Council and representatives of the applicant and Parish Council was established in this regard.
- To this end the Parish Council and applicant pursued objections to the Local Plan review seeking either a site specific policy under the Settlements chapter of the Plan or an extension of the settlement boundary to embrace the farm.
- The Local Plan Inspector rejected these objections in favour of maintaining the existing policy framework for dealing with re-use or redevelopment of the site.

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- In regard to the question of relocating the mill he commented:
"Despite some concerns arising from the operation of the existing feed mill, it is a long established enterprise in a countryside location and it is within the powers of the Council to regulate it under Environmental Health legislation. On balance, I do not regard the suggested level of redevelopment required to secure its removal is either warranted or justifiable on planning grounds and I consider it would have a wholly disproportionate impact upon the settlement itself and the appearance of the surrounding countryside".
- In light of the Local Plan Inspector's comments the applicant acknowledges that planning permission is unlikely to be granted for the scale of development that would be needed to make relocation of the Mill viable, hence they are reluctant to take forward further work on a master plan.
- There are no valid planning reasons not to permit the current applications. The buildings have been in use by the current tenants for, in the case of Unit T13, as long as 33 months and no planning issues have emerged over that time that warrant refusal of these applications.
- Circular 11/95 on the use of conditions advises at paragraph 112 that where permission has been granted on a 'trial run' basis a second temporary period should not normally be granted. If the use has proved acceptable it should be made permanent or otherwise refused.
- A second temporary permission will only be justified where highway or redevelopment proposals have been postponed. In this case there are no redevelopment proposals and, following the clarity arising from the Local Plan Inspector's comments, comprehensive redevelopment of the site is unlikely and would need to be considered as a departure from the development plan.

Recommendation

APPROVE– subject to the following condition(s):

Conditions/Reasons

Application W01091/31 (Units T14, T15, T16)

01. 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 development hereby permitted shall be used only for purposes within Classes B1(b), B1(c) and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 2005, (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), and at no time shall any retail sales take place on the site.

Reason: To restrict the use of the premises in the interests of highway safety and local amenity.

02. Parking of vehicles shall take place on the areas indicated for lorry or car parking on the approved plan drawing no. 457/PO2 and on no other area.

Reason: In the interests of the amenity of the area.

03. No equipment, raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked, stored or deposited in the open on the site.

Reason: In order to protect the amenities of the locality

04. Any vehicles exceeding a weight of 7.5 tonnes shall enter and leave the site only via Hazeley Road in the direction towards Morestead.

Reason: In the interests of local amenity and highway safety.

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Informatives:

1. 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 54A of the Town and Country Planning Act 1990 (as amended), planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: EC3, C1, C2, UB3, T1, T2, T4, T5

Winchester District Local Plan Proposals: C1, C2, C13, EN5, EN7, T9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, DP5, C6, C16, T1, T3, T4, T5

Application W01091/32 - (Unit T13)

01 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2005 (or any order revoking and re-enacting that Order with or without modification), the development hereby permitted shall be used only for purposes within Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 2005, (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), except for ancillary sales of wine which shall only take place within the area hatched blue as indicated on plan drawing no. 457/PO3.

01 Reason: To restrict the use of the premises in the interests of highway safety and local amenity.

02 The retail sale of wine shall not take place other than between the hours of 0800 to 1800 Monday to Friday and 0800 to 1300 Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

02 Reason: To protect the amenities of the occupiers of nearby properties.

03 Parking of vehicles shall take place on the areas indicated for lorry or car parking on the approved plan drawing no. 457/PO2 and on no other area.

03 Reason: In the interests of the amenity of the area.

04 No equipment, raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked, stored or deposited in the open on the site.

04 Reason: In order to protect the amenities of the locality.

05 Any vehicles exceeding a weight of 7.5 tonnes shall enter and leave the site only via Hazeley Road in the direction towards Morestead. Reason: In the interests of local amenity and highway safety.

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