

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 25 May 2006

*Winchester City Council*  
Planning Department  
Development Control

## Committee Decision

**TEAM MANAGER  
SIGN OFF SHEET**

<b>Case No:</b>	06/00875/FUL	<b>Valid Date</b>	10 March 2006
<b>W No:</b>	00239/12	<b>Recommendation Date</b>	10 May 2006
<b>Case Officer:</b>	Mrs Jane Rarok	<b>8 Week Date</b>	<b>5 May 2006</b>
		<b>Committee date</b>	<b>25 May 2006</b>
<b>Recommendation:</b>	<b>Application Permitted</b>	<b>Decision:</b>	<b>Committee Decision</b>

<b>Proposal:</b>	Change of use from B1 (offices) to D1 (non residential institution) advice and information service
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<b>Site:</b>	Purcell Miller Tritton And Partners 14 St Clement Street Winchester Hampshire SO23 9HH
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Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
NO	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>		<b>YES</b>

<b>APPROVED TO GO TO COMMITTEE</b>
<b>TEAM MANAGER</b>
<b>Signed &amp; Date</b>

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**AMENDED PLANS DATE:-**

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**Item No:** 10  
**Case No:** 06/00875/FUL / W00239/12  
**Proposal Description:** Change of use from B1 (offices) to D1 (non residential institution) advice and information service  
**Address:** Purcell Miller Tritton And Partners 14 St Clement Street Winchester Hampshire SO23 9HH  
**Parish/Ward:** Winchester Town  
**Applicants Name:** Ms Rekha Godbole For Crime Reduction Initiatives  
**Case Officer:** Mrs Jane Rarok  
**Date Valid:** 10 March 2006  
**Site Factors:**

Conservation Area

Within 50m of Listed Building

**Recommendation:** Application Permitted

### **General Comments**

This application is reported to Committee because the premises is in the ownership of the city council.

### **Site Description**

The application site is a modern building with accommodation over three floors which had since recently been occupied by a firm of architects. The site is located in Winchester's Conservation Area just outside the 'primary shopping area' in a narrow street which runs parallel to the High Street, terminating at the junction with Trafalgar Street. The application premises is located at the western end of this street and sits amongst other office buildings including the much larger Altheston House and 2-5 St Clements Street. There is residential units along this road at 5a St Clements Street, which is a 3 unit apartment block development, permitted in 2002.

The application site is relatively modest in terms of its neighbours offering approximately 107sq.m floor space.

### **Proposal**

This application is for a change of use from B1 office to a D1 non-residential institution. The applicant is the CRI (Crime Reduction Initiative) which is a national registered charity working in conjunction with The Hampshire Drug and Alcohol Action Team, it adopts a multi-agency approach to tackling substance misuse issues including various organisations including Winchester City Council, social services, probation services, prison service, Hants Police Authority and NHS Primary Health Care Trust.

### **Relevant Planning History**

**W00239/07** Demolition of Existing building and erection of new three storey office premises - Purcell Miller Tritton And Partners 14 St Clement Street Winchester Hampshire SO23 9HH - Application Permitted - 20/11/1978

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**Consultations**

Forward Planning:

No objection – local plan seeks to retain small B1 uses within the town centre but the employment strategy for the whole district seeks to restrain the overall amount of service sector employment. The last occupier has relocated within the town centre and the loss of commercial floor space will be small and will not result in a negative impact on the overall supply of B1 offices in the town centre. The proposal will have positive impact in terms of vitality and viability of the town centre and will provide a valuable service in an accessible central location.

Conservation:

No objection

Engineers: Highways:

No objection – application site is located in an area close to transport interchanges where zero parking will be encouraged.

WCC Estates Department:

No objection to this government funded initiative.

**Representations:**

City of Winchester Trust: No comment

0 letters received objecting to the application for the following reasons:

0 letters of support received.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

S1, EC3

Winchester District Local Plan

E2, FS1

Winchester District Local Plan Review Deposit and Revised Deposit:

SF1, SF5, E2

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPG 15 Planning and the historic environment

## **Planning Considerations**

### Principle of development

The proposed change of use is from office B1 to D1 consulting rooms. The applicant is the Crime Reduction Initiatives and the proposed use is that of an advice and information centre for local residents affected by substance misuse; both for the misusers and their families. The premises will operate an open access advice service and one-to-one counselling, the latter by appointment.

The CRI will employ 4 project workers, 1 administrator and the project manager. Opening hours are proposed to be 10am to 4pm Monday to Friday for clients but it is proposed that staff have access 7 days per week from 9am to 6pm.

The planning consideration in this instance is the change of use from office B1 to D1 a 'facility and service' and the impact on the neighbouring properties and uses.

This application accords with policy SF1 in the Winchester District Local Plan (Revised Deposit) which allows for retail, leisure or other developments in Winchester's town centre, providing accessible facilities and services which reduces the need for people to travel elsewhere to meet their needs. This proposal is centrally located in a street predominantly, although not exclusively, occupied by office accommodation.

In terms of Employment policy E2 the proposal provides employment and ancillary office accommodation for 6 personnel: 4 project workers, a project manager and an administrator. Whilst E2 seeks to resist the loss of premises within B1 of the Use Classes Order the employment strategy for the district seeks to restrain the overall amount of service sector employment development, as noted in the consultation response from Strategic Planning (above).

It might not be appropriate for other uses within Use Class D1 to occupy the premises and for this reasons it will be pertinent to address this via a condition restricting the use of this premise to the CRI advice and information service.

### Impact on character of area and neighbouring property

This is a change of use application and it is not proposed to make any external alterations to the premises.

In terms of the impact on neighbouring uses, both commercial and residential, the CRI anticipate from previous experience to receive approximately 20 clients per week. It is considered that this number can easily be absorbed in a street which is already used for various commercial and private daily comings and goings.

The supporting document which accompanies this application states that the centre is open to clients and visitors between 10am and 4pm on weekdays. Given that there are residential premises adjacent to this premises it is considered appropriate to condition the hours of use to client and visitors. Given this is a mixed use area it is considered appropriate to restrict the opening hours so that the premises are closed to visitors between 2200hrs and 0800hrs to protect residential amenities. Given that this site is in a town centre location, with office development either side, it is not considered necessary to further restrict operating hours.

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**Recommendation**

Application Permitted subject to the following condition(s):

**Conditions**

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 The development hereby permitted shall be used for a Crime Reduction Initiative Advice and Information Service with offices and consulting rooms and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 2006, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

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

03 The use hereby permitted shall not be open to clients and visitors between the hours of 2200 and 0800 in any 24 hour period unless otherwise agreed in writing by the Local Planning Authority.

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

**Informatives:**

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

Hampshire County Structure Plan Review: S1, EC3

Winchester District Local Plan Proposals: E2, FS1

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: SF1, SF5, E2