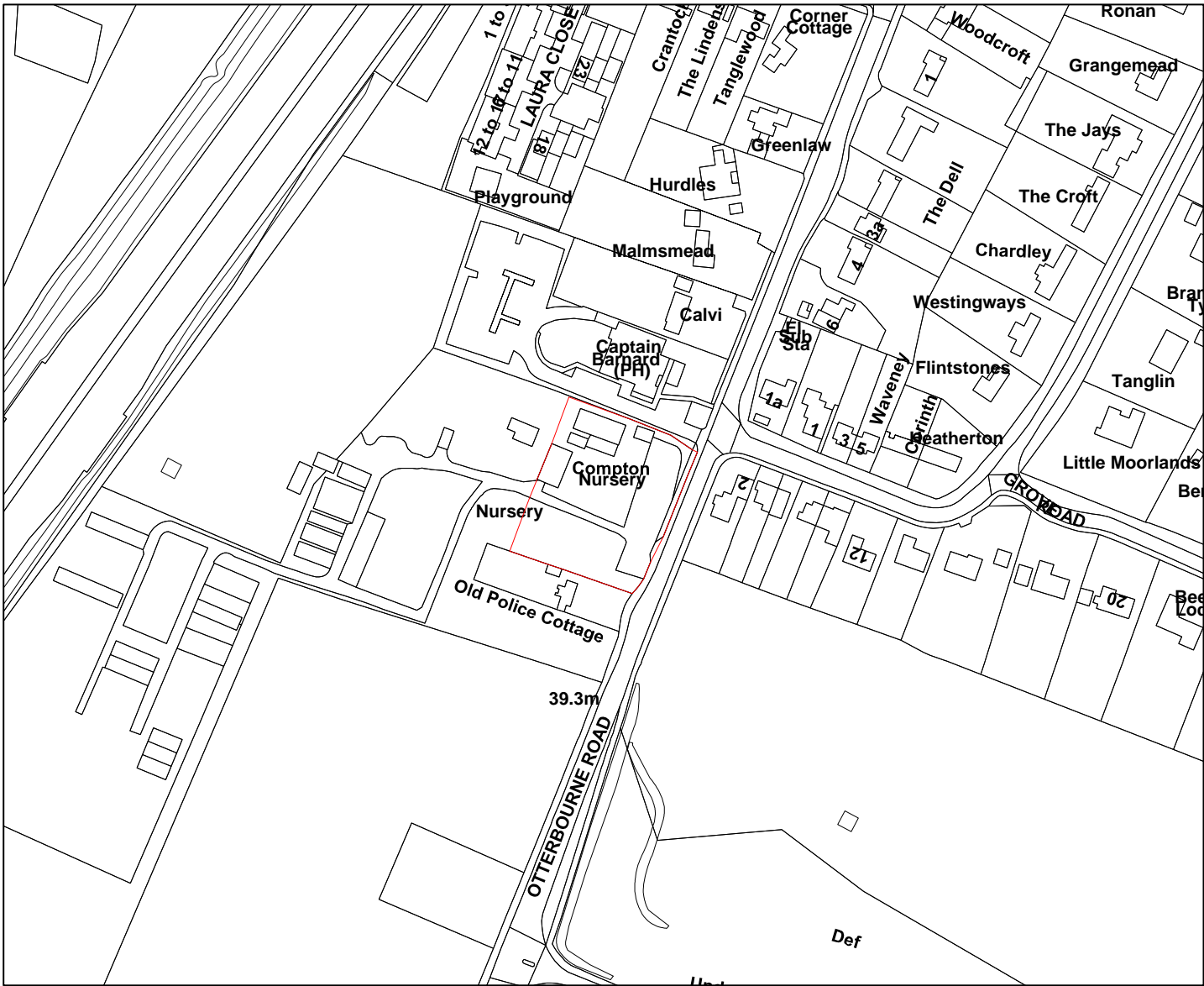


George Beckett Nurseries, Compton

11/00400/FUL



Legend

Scale:

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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	27 April 2011
SLA Number	00018301

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 6
Case No: 11/00400/FUL / W01158/04
Proposal Description: Provision of hardstanding for the display of timber sheds, garden buildings and conservatories
Address: George Beckett Nurseries Compton Nursery Otterbourne Road
Compton Winchester
Parish, or Ward if within Winchester City: Compton And Shawford
Applicants Name: Mr G Beckett
Case Officer: Mr Rob Riding
Date Valid: 23 February 2011
Site Factors: Countryside
Local Gap
Recommendation: Application Permitted

General Comments

This application is reported to Committee because the application relates to a site owned by Cllr George Beckett.

Site Description

The application site consists of a garden nursery on the western side of Otterbourne Road on land between the defined settlement boundaries of Otterbourne and Southdown which is classified as countryside and a Local Gap.

An area of hardstanding lies to the front of the site which is used as a car parking area and the main built form is set back further into the site and consists of a group of large greenhouse structures with outdoor display areas.

The front boundary of the site is delineated by a post and rail fence which permits unrestricted views into the site from the public realm, whilst there is some vegetation on the side (north and south) boundaries of the site which offers an element of screening between the residential properties which are located adjacent to these boundaries.

Proposal

This application seeks permission for a concrete base approximately 100m² in size to the south-eastern corner of the site within the existing car parking area adjacent to the boundary with Otterbourne Road. The proposed area of hardstanding would be used to display timber sheds, garden buildings and conservatories. The height of the structures would vary between 2m and 3.5m.

Relevant Planning History

None of direct relevance.

Consultations

Engineers: Highways: No objection

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No highway issues and unlikely to impact on highway safety.

Landscape: No objection

This proposal would alter the appearance of this part of the site and be visible from the road however it would not significantly alter the character of this part of the village given that it would be seen in the context of the car park and other nursery buildings.

Representations:

Otterbourne Parish Council - No comments received.

Neighbour representations – None received.

Relevant Planning Policy:

South East Plan 2009:

C4 (Landscape and countryside management), CC6 (Sustainable communities and character of the environment)

Winchester District Local Plan Review

DP.3 (General design criteria), CE.2 (Local Gaps), CE.3 (Development in Gaps), T.4 (Parking Standards)

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 4 Planning for Sustainable Economic Growth

PPS 7 Sustainable Development in Rural Areas

Planning Considerations

Principle of development

Policy DP.3 of the Winchester District Local Plan Review amongst other requirements seeks to ensure that proposals in terms of design, scale and layout respond positively to the character, appearance and variety of the local environment, and do not have an unacceptable adverse impact on adjoining land, uses or property. Whilst Policies CE.2 and CE.3 seek to ensure that any development which would otherwise be acceptable in the countryside does not physically or visually diminish a Local Gap and thus undermining its function.

The principle of the development is considered acceptable subject to its impact on the character of the Local Gap, neighbouring properties and highway safety.

Impact on character of area and neighbouring properties

Whilst the proposed hardstanding would be formed by a concrete base, which would be different from the existing gravel surface of the car parking area, it is not considered that the hardstanding would appear out-of-keeping or visually intrusive in the street scene.

The main consideration in this proposal is the impact of the use of the hardstanding which would facilitate the display of timber sheds, garden buildings and conservatories for sale at the nursery.

Given that the front of the site is relatively open the items being displayed would be visible from the public realm but no objections have been raised by the Council's

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Landscape Officer who has been consulted on this proposal. The display area would be a relatively small area in relation to the overall size of the site, restricted to one corner of the premises and would be viewed against the backdrop of existing nursery buildings. The size of the hardstanding would limit the number of items that could be displayed at any one time and the type of items to be displayed would not be excessively large and would be items typically associated with the commercial activity being operated from the land.

It is therefore considered that the proposed hardstanding and its use as a display area would be acceptable. This proposal would not significantly alter the visual amenities of this countryside location to its detriment and taking into account the existing character of the nursery and its setting, the Local Gap would not be physically or visually diminished thereby maintaining the function of the Gap.

With regard to neighbouring properties, the property that would be most affected by this proposal is the dwelling known as the 'Old Police Cottage' which adjoins the southern boundary of the site. Given that the boundary between the neighbouring property and where the various goods for sale would be displayed is characterised by mature vegetation it is considered that this proposal would not materially harm the residential amenities of this property. It is considered that the timber sheds; garden buildings and conservatories would not have an overbearing impact on the neighbouring property or lead to any significant loss of light or privacy.

Highways/Parking

This proposal would involve the use of an area of the existing car park serving the nursery, leading to a loss of 5 parking spaces. The total parking provision would be reduced from 33 to 28. Given the potential highway and parking issues involved the Council's Highway Engineer has been consulted on this proposal however no objections have been raised and this proposal is therefore considered acceptable on highway grounds.

Recommendation

Application Permitted subject to the following condition(s):

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).
- 2 The hardstanding hereby permitted shall only be used for the display of timber sheds, garden buildings and/or conservatories in connection with the use of the land edged red on the approved plans as a nursery, and shall not be used for any other purpose(s) whatsoever.
- 2 Reason: In order to protect the amenities of the locality.

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3 No timber shed, garden building or conservatory shall be displayed on the hardstanding hereby permitted at a height exceeding 3.5 metres.

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

4 No floodlighting whether free standing or affixed to an existing structure, shall be provided on the site at any time to illuminate the timber sheds, garden buildings and/or conservatories displayed on the hardstanding hereby permitted.

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

Informatives:

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.

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

South East Plan 2009: CC6

Winchester District Local Plan Review 2006: DP.3

National Planning Policy Guidance/Statements: PPS1