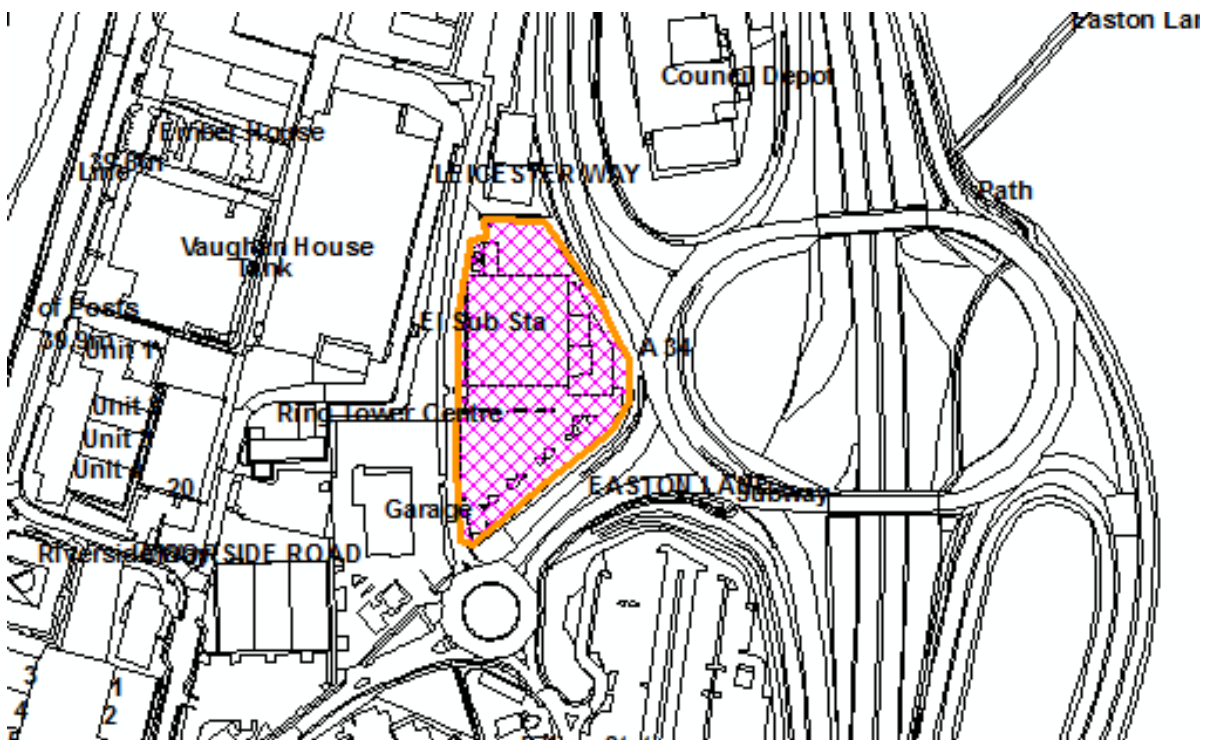


WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Case No:** 19/01267/FUL  
**Proposal Description:** External alterations (including covering of garden centre), alterations to car park and service yard and associated works  
**Address:** Homebase Ltd Easton Lane Winchester SO23 7UD  
**Parish, or Ward if within Winchester City:** St Bartholomew  
**Applicants Name:** -  
**Case Officer:** Mrs Megan Osborn  
**Date Valid:** 7 June 2019  
**Recommendation:** Application Permitted

**Link to Planning Documents :** <https://planningapps.winchester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PSQL05BPMX000>

**Pre Application Advice:**



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## General Comments

**Application is reported to Committee as received 262 objections (including a petition), 16 support.**

**This application is for external changes to the existing building, service yard and car park and the covering of part of the existing garden area. This application is referred to as Application 2.**

This is one of four applications on the same site, the others are listed below,

Application 1 - 19/01219/FUL– Variation of goods condition on application 14/02880/FUL to change from bulky goods to A1 retail.

Application 3 - 19/01223/FUL- (This application) (reconfiguration of mezzanine) The Homebase unit already contains a mezzanine floor of 1,440 sqm (15,500 sqft). The proposal is to replace the mezzanine with a larger mezzanine. These mezzanine proposals result in an increase of 883 sqm (9,500 sqft).

Application 4 - 19/01268/FUL– (pod, A1, A3 or A5) It is for a standalone ‘pod’ of 167 sqm (1,800 sqft). The proposed pod is likely to accommodate either a retail operator or a coffee shop operator.

## Site Description

The site is located off a roundabout from Easton Lane that serves the industrial estate of Winnall. Directly to the east of the site is a large roundabout that serves access to the M3, A272 and the A34. To the west of the site there is a car garage and the road accessing the Homebase site leads onto other industrial units to the north. Tesco Extra is located to the south of the site on the other side of the roundabout.

The site itself has parking to the east of the building with small amounts of landscaped areas. There is a service area to the west of the building. The Homebase unit is currently 4,850 sq.m. (52,186 sq.ft), including 1,440 sq.m of mezzanine floorspace. Plus, there is an external garden centre of 1,189 sq.m (12,800 sq.ft).

## Proposal

The Homebase unit is currently 4850sqm, including 1440sqm mezzanine floorspace. There is also an external garden area of 1190sqm. It is proposed to sub-divide the existing retail unit into three and to provide a series of alterations, including the covering of the existing garden centre. It is proposed that just over half the garden area will be covered (743sqm), which will be incorporated into the main building. As part of the proposal alterations are required to the external appearance of the building, the car park and service yard. These are detailed as followed:

### Existing Building

- The front elevation is stripped back to the structural steel frame
- New glazing is installed up to 5m high across the frontage
- This is punctuated by introducing new clad entrance features that continue down to

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ground level,

breaking up the elevation and visually grounding the proposals

- The entrance features have canopies over offering protection against inclement weather
- There is new high level cladding above the glazing up to 8m and 8.7m
- The remaining elevations have the cladding replaced whilst retaining the low level brickwork

Proposed Extension to the Existing Building on the Garden Centre site

- The extension has been designed to tie into the refurbishment proposals for the existing building
- The front elevation has the same glazing, cladding and entrance feature
- The side and rear elevations have the same brickwork and cladding

Service Yard

- The service yard is re-planned to suit the new building layout to include
- Removing the existing sprinkler tank and pump house
- Removal of the temporary storage structures
- Installation of new sub-station
- Addition of more staff car parking
- New bin stores and plant areas are provided

Customer Car Park

- The car park is redesigned to suit the new building layout to include
- Modified parking along the front of the building
- Introduction of cycle parking to meet current standards
- Modification of layout along the front of the building providing new entrance platforms to each unit

### **Relevant Planning History**

The Homebase unit (originally Texas Homecare) was built pursuant to an outline permission granted in December 1993 (ref: W11725/01). The permission contained a goods condition (no. 2) which restricted the sale of goods to DIY, furniture / carpets and electricals. This goods condition was amended in 1999 (ref: 99/01798/FUL) to allow for the additional sale of leisure goods, motorcycles / bicycles and accessories and stationery items.

More recently, in March 2015, the goods condition was further amended so as to allow for the sale of non-food goods by a catalogue retailer for up to 185 sq.m of the existing sales area of the unit (ref:14/02880/FUL). Accordingly, the up-to-date goods condition is now as follows:

“The use of the premises shall be limited to the retailing of electrical goods, including domestic appliances; goods for home improvements, maintenance, repair or decoration; DIY and builders merchant products, including ironmonger, plumbing goods or timber; furniture; furnishings; floor covering and carpets; goods for garden improvements and maintenance, including plants; leisure goods; boats, motorcycles, bicycles and accessories; or stationery items; the sale of non-food goods by a catalogue retailer for up to 185 sq.m of the existing sales area, and for no other purpose set out in Class A1 of the Schedule of the Town and Country Planning Act (Use Classes) Order 1987”.

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**Consultations**

Engineers: Highways:

No objections – see report

Strategic Planning.

No objection to the splitting of the units providing the same use condition remains on the building.

Natural England

No objection subject to a condition for a CEMP (condition 4)

Economic Development

On balance we have not found that the case has been proven for dividing the site into three separate units or for creating additional employment opportunities and therefore cannot support this application at this stage.

Economic development updated their comments due to the long period of time since submission to this application being seen at committee:

The COVID-19 pandemic has created challenging trading conditions for high streets around the country with two national lockdowns and increasing competition from internet sales. This has resulted in the vacancy rate for Winchester High Street increasing from 6.9% in January to 9.1% in September 2020 and the closure of city centre retail businesses such as Laura Ashley, Whittards and Edinburgh Woollen Mill.

At this time it is even more crucial to support the vitality of Winchester High Street.

The retail study and the impact of COVID-19 on Winchester High Street have re-enforced The position of being unable to support this application.

**Representations:**

City of Winchester Trust: a reply was made with 'No comment'

263 reps were received, including 1 petition objecting to the application for the following reasons:

- The loss of Homebase would force people out of town to Eastleigh.
- You would lose shops from the high street.
- It is good to have DIY store out of town.
- This would kill retail in Winchester city centre.
- The retail assessment dismisses Aldi.
- The carbon footprint would increase as people would have to travel to Southampton.
- The traffic would increase if this change is made.
- More trade would be done on line
- Loss of employment

16 representations of support received.

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- This will produce more jobs.
- This would expand the retail mix in this area.
- Four stores will be better than one.

**Relevant Planning Policy:**

Winchester Local Plan Part 1 – Joint Core Strategy  
CP8

Winchester Local plan Part 2  
DM15, DM16, DM17

National Planning Policy Guidance/Statements:

National Planning Policy Framework

National Planning Practice Guide

National Design Guide

**Planning Considerations**

Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and Paragraph 47 of the NPPF requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise. The application site is located within the settlement boundary of Winchester where there is a presumption in favour of new development.

The development does not fall under Schedule I or Schedule II of the 2017 Environmental Impact Assessment Regulations, therefore an Environmental Impact Assessment is not required.

The application site is located approx. 250m from the South Downs National Park

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) updated February 2019. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

The development will not adversely affect any land within the National Park and is in accordance with Section 11a of the National Parks and Access to the Countryside Act 1949.

Due to the nature of the development and the distance between the application site and the River Itchen SAC, an Appropriate Assessment under the Conservation of Habitats & Species (Amendment) Regulations 2011 is not required.

The principle of splitting the large unit into three units and altering the external appearance of the building is considered acceptable in relation to relevant planning policy. The three individual units would retain the existing use class of A1, but with the condition restricting

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this to bulky goods to be sold here only. Policy DM15 allows for development that respects the qualities, features and characteristics that contribute to the distinctiveness of the local area. The sub-dividing of this building does not result in a harmful effect to the character of the surrounding area.

Impact on character of area and neighbouring property

The proposed external changes to the building into three separate units propose the glazing of the frontage with a cladding that has not been finalised and canopies over the front entrance with signage for the individual units. It is considered that these proposed changes respect the qualities, features and characteristics that contribute to the local distinctiveness of the local area of industrial units. Therefore this development is considered acceptable and would not result in any detrimental harm on the character of the surrounding area. In line with policy DM15 as stated above. Due to the distance and topography of the Itchen Way to the west and the footpaths to the south and northeast, there will be no detrimental impact on their amenity.

Landscape/Trees

The proposal will not affect any trees. There is no new proposed landscaping as a result on this application.

Highways/Parking

No highway objection to this proposal. The figures put forward showing the additional trips to the site as a result of the split units into three have been calculated and it is considered that this would not result in additional harm to the surrounding highway network. The amount of parking on the site is sufficient for any additional customers the additional units may attract.

The development is in accordance with the NPPF Section 9, policy CP10 of the local Plan Part 1 and DM18 of the local Plan Part 2.

Other matters

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty as statutory planning authority for the council.

Conclusion

The proposal to split the existing building into three unit and change the external appearance of the building is considered acceptable as it would not result in any negative harm on the character of the surrounding area in relation to policy DM15 of the Local plan Part 2.

**Recommendation**

Application Permitted subject to the following condition(s):

**Conditions**

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

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

2. The development hereby permitted shall be carried out in accordance with the approved drawings unless otherwise agreed in writing by the local planning authority:

Location plan – 15407-101

Proposed site plan – 15407-119 (the mezzanine shown on the plans are not permitted as part of this application)

Proposed elevations – 15407-133

Proposed GA ground floor plan – 15407-108

Reason: To ensure the development is built in accordance with the plans approved.

3. No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development 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.

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

**Informatives:**

In accordance with paragraph 38 of the NPPF (July 2019), Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

In this instance the applicant was updated of any issues after the initial site visit and meeting and ongoing discussions were had.

02. 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.

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

Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations:  
DM15

04. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to

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Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Flexibility of hours may be acceptable due to the Covid-19 emergency in line with the Business and Planning Bill 2019-21 <https://services.parliament.uk/Bills/2019-21/businessandplanning.html>

Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served. Where construction site working hours are limited by a planning condition you can apply under Section 74B of the Town and Country Planning Act 1990 which provides a temporary fast track to vary existing conditions.

<https://www.gov.uk/government/publications/construction-working-hours-draft-guidance/draft-guidance-construction-site-hours-deemed-consent>

05. During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

06. Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

For further advice on this please refer the Construction Code of Practice

<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

07. The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

The name of the planning officer who dealt with application

The application case number

Your contact details

The appropriate fee.

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Further information, application forms and guidance can be found on the Council's website  
- [www.winchester.gov.uk](http://www.winchester.gov.uk).

08. The development subject to this notice falls within a highlighted proximity of a mains gas pipe which is considered a major hazard.

The applicant/ agent/ developer is strongly advised to contact the pipeline operator PRIOR to ANY works being undertaken pursuant to the permission granted/ confirmed by this notice.

Address is: Southern Gas Networks Plc, SGN Plant Location Team, 95 Kilbirnie Street, Glasgow, G5 8JD

Tel: 01414 184093 OR 0845 0703497

Search online at:

[www.linesearchbeforeyoudig.co.uk](http://www.linesearchbeforeyoudig.co.uk)

SGN personnel will contact you accordingly.