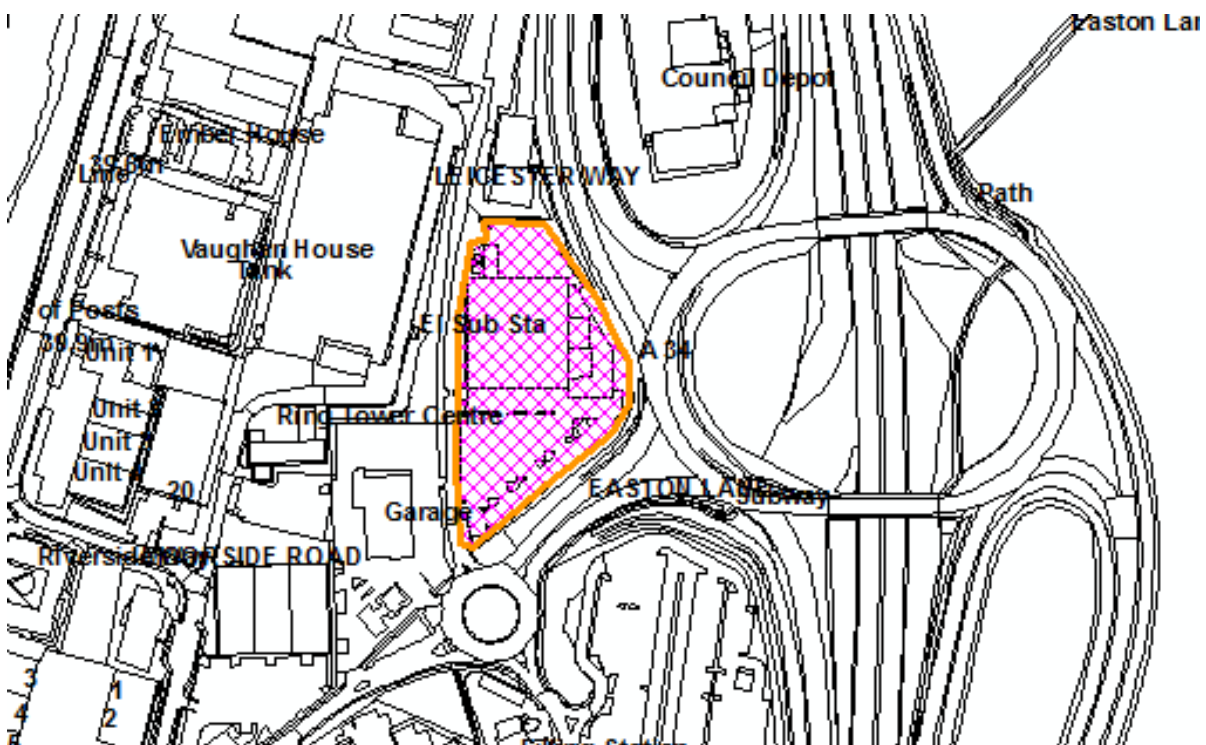


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 19/01223/FUL
Proposal Description: Reconfigured mezzanine floor of 2,323 SQM.
Address: Homebase Ltd Easton Lane Winchester Hampshire SO23 7UD
Parish, or Ward if within Winchester City: St Bartholomew
Applicants Name: -
Case Officer: Mrs Megan Osborn
Date Valid: 3 June 2019
Recommendation: Application Permitted

Link to Planning Documents : <https://planningapps.winchester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PSJ6BXXBPMUM00>

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 the 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). This application is referred to as Application 3.

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 2 - 19/01267/FUL- (external changes and internal configuration changes) The covering of the existing garden centre and external alterations to the existing building, car park and service yard.

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 proposal is for the erection of a mezzanine floor of 2323sqm within the existing Homebase unit. The proposed works are internal only, but require planning permission under the General Development Procedure Order 2006 where consent is required for a mezzanine floor of over 200sqm. Homebase already contains a mezzanine of 1440sqm, which is currently around the perimeter on the unit. The proposal would be to remove this and replace this with a larger and reconfigured mezzanine, which will result in an increase of floor space of 883sqm when considering the existing mezzanine. The use of the existing unit would remain the same a previously consented for the sale of bulky goods.

The Homebase unit (originally Texas Homecare) was built pursuant to an outline
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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”.

This application is one of four on the site, although each will be considered under their own merits.

Consultations

Engineers: Highways:

No objection to the application, see full assessment below

Highways England

No comment

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 letters of support received.

- This will produce more jobs.

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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 District Local Plan Part 2
DM15, DM16, DM17

National Planning Policy Guidance/Statements:

National Planning Policy Framework
National Planning Practice Guidance
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 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 principle of introducing a larger mezzanine floor to the existing building is considered acceptable in relation to relevant planning policy. This would be in line with policy CP8 on the Winchester District local Plan Review, which supports economic development within the retail industry, such as this.

The increase of mezzanine from the existing would be 883sqm, however this would still have the same use class as the existing unit and the bulky good conditions would still apply to this part of the shop. A condition is proposed to insure this (condition 4).

The proposed mezzanine would not alter the condition that was place on the use of this building for the sale of bulky goods only.

Impact on character of area and neighbouring property

There are no external changes proposed as a result of this new mezzanine floor.

Highways/Parking

No highway objection to this proposal. The figures submitted showing the additional trips to the site as a result of the mezzanine floor 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 this small increase in floor area may attract.

The development is in accordance with the NPPF Section 9, policy CP10 of the local
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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 for a mezzanine floor to the existing unit is considered acceptable in relation to policy CP8 and would not alter the appearance of the existing building. The use of the building would remain the same as the sale of bulky goods.

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.

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 GA mezzanine floor plan – 15407-109

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.

4. The use of the premises including the mezzanine, hereby permitted, shall be limited to the retailing of electrical goods, including domestic appliances; goods for home improvements, maintenance, repair of decoration; DIY and builders merchants products, including iron mongery, plumbing goods or timber; furniture; furnishing; floor covering and carpets; goods for garden improvements and maintenance, including plants ; leisure goods, boats, motor cycles, bicycles and accessories; or stationery items; the sale of non-

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food goods by a catalogue retailer from up to 185 sq. metres of the existing sales area, and for no other purpose set out in Class A1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987.

Reason: To ensure the development of the mezzanine floor is in line with the previous application and in line with planning policies DS1, WT1, WT2, CP8 of the LPP1 and policies WIN1, WIN2, WIN4, WIN11, DM7 of the LPP2.

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 1 – DS1, WT1, WT2, CP8

Local Plan Part 2 - WIN1, WIN2, WIN4, WIN11, DM7

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 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

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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.

Further information, application forms and guidance can be found on the Council's website - www.winchester.gov.uk.