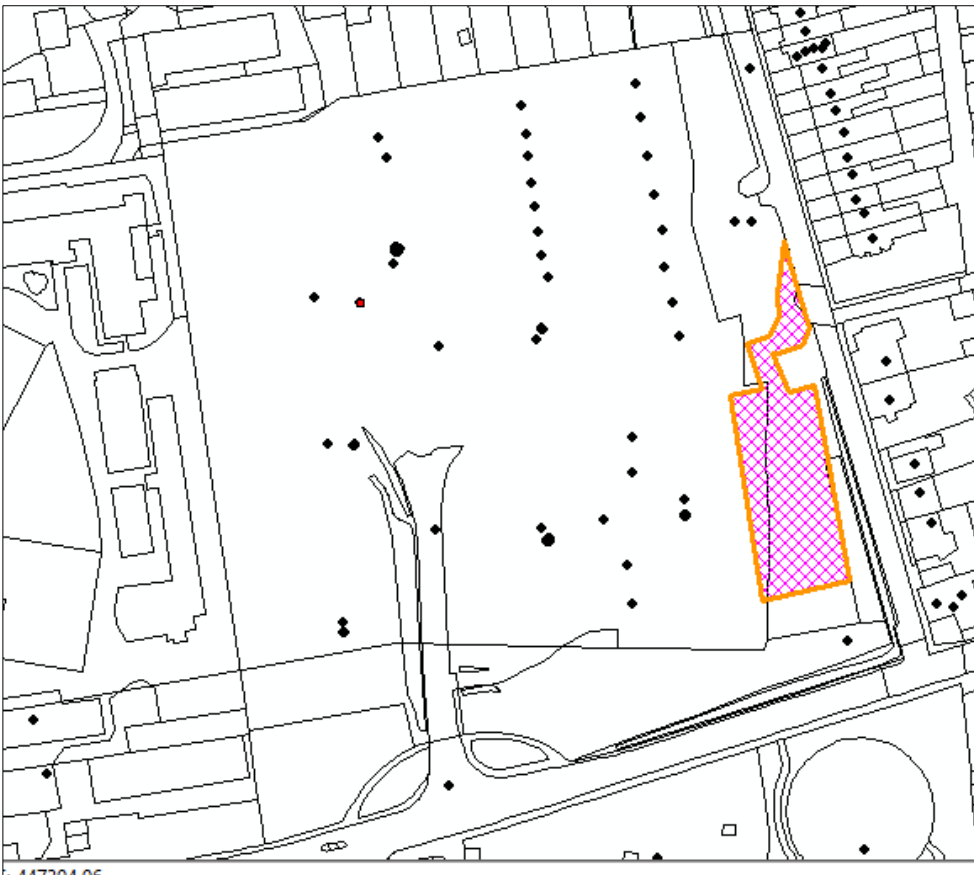


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 20/01498/FUL
Proposal Description: To extend the temporary permission granted for a period of two years (16/00957/FUL, Condition 1)
Address: Hampshire Constabulary HQ Romsey Road Winchester Hampshire
Parish, or Ward if within Winchester City: St Paul
Applicants Name: Ms Anna Harper
Case Officer: Catherine Watson
Date Valid: 7 August 2020
Recommendation: Application Permitted

Link to Planning Documents : <https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple&searchType=Application>

Pre Application Advice: No



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General Comments

Application is reported to Committee due to the number of objections received contrary to the officer's recommendation.

Site Description

The sales and marketing suite is part of a larger housing scheme for the demolition of the Hampshire Constabulary headquarters and the construction of housing and associated development. The entire site measures approx. 2.35ha in total, whilst the area of the sales and marketing suite is approx. 1100sqm and is situated in the eastern part of the site adjacent to West End Terrace.

Proposal

The proposal is for the extension of time for the use of this part of the site as a sales and marketing suite. Temporary consent was granted on 18th August 2016 for the erection of a temporary sales and marketing suite in this location, to expire on 12th August 2020. The application seeks an extension of that time scale for an additional 2 years, to expire on 12th August 2022.

Relevant Planning History

16/00957/FUL - Erection of temporary sales and marketing suite, with associated access, parking and landscape works. Application Permitted 18.08.2016.

Consultations

None.

Representations:

City of Winchester Trust:

"Is this really necessary?" (Comment submitted via WCC planning webpage).

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

- Berkeley Homes already have consent for a relocated sales suite, why do they need to keep this one?
- Retention of the existing sales suite undermines confidence that the West End Terrace access will be stopped up to vehicular traffic;
- How will the 5 parking places associated with the retained sales suite to be accessed?
- West End Terrace is a narrow road and the tarmac covered road at the entrance to the housing development would add considerably to traffic issues on the road;
- Bollards to permanently stop up the West End Terrace access should be installed.

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Reasons aside not material to planning and therefore not addressed in this report

- Berkeley Homes are showing a lack of respect by continuing the use of the sales and marketing suite

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy (March 2013)

Policy WT1 – Development Strategy for Winchester Town

Policy CP13 – High Quality Design

Policy CP20 – Heritage and Landscape Character

Winchester Local Plan Part 2 – Development Management and Site Allocations (July 2017)

Policy DM1 – Location of New Development

Policy DM15 – Local Distinctiveness

Policy DM16 – Site Design Criteria

Policy DM17 – Site Development Principles

Policy DM18 – Access and Parking

Policy DM27 – Development in Conservation Areas

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Planning (Listed Buildings and Conservation Areas) Act 1990 – Section 72

Planning Considerations

Principle of development

The application site is situated within the settlement boundary of Winchester, where development is acceptable in principle, subject to compliance with local and national planning policy.

Design/layout

The existing building, constructed as the sales and marketing suite in 2016 (16/00957/FUL), remains as approved in terms of its size and form. Signage has been installed on the front fascia to indicate that it is currently in use as the developer's (Berkeley Homes) project offices. The layout of the parking and landscaping has not altered from that approved in 2016 and consists of 6 dedicated spaces, although there is some ad-hoc parking closer to the front of the building. The suite is accessed by vehicle via the main site entrance on Romsey Road and via a pedestrian gate on West End Terrace.

Impact on character of area and neighbouring property

The use of the existing building as project offices is considered to be in line with the original use as a sales and marketing suite. The project offices will necessitate fewer vehicular trips to the site than the sales and marketing suite and the closing up of the West End Terrace access will result in a lesser impact on neighbour amenity.

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There has been very little change from the 2016 approved scheme. Signage associated with the West End Terrace has been removed and the vehicular access blocked up with hoardings and a security gate with lock installed for the use of pedestrians, has been erected. It is therefore not considered that there would be any significant additional change to the character of the area, as stipulated in policy CP13 of LPP1 and policies DM15, DM16 and DM17 of LPP2. The retention of parking spaces on site is considered to comply with policy DM18 of LPP2.

This part of the site is within the Winchester Conservation Area. According to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and NPPF Section 16, special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area. Policies CP20 of LPP1 and DM27 of LPP2 also require development to conserve or enhance the character and appearance of the area. It is considered that the development preserves the character of the conservation area as there is no significant change from that approved and therefore, no significant additional harm.

It is not considered that there would be any significant increase in harm caused to neighbouring amenity, by the extension of the time period for use of the site. In fact, due to the closing up of the vehicular access from West End Terrace, it is considered that this represents an improvement to neighbour amenity as traffic now has to use the Romsey Road access. This therefore corresponds with the stipulations set out in policies DM17 and DM18 of LPP2.

Landscape/Trees

There has been no significant change to the hard and soft landscaping on site and the existing trees have been retained as shown on the approved 2016 site plan. When the temporary consent expires in 2022, the building must be demolished and the area landscaped. A scheme of work to secure this will be required to be submitted prior to demolition of the building (Condition 1).

Highways/Parking

The closing up of the vehicular access is considered to represent an improvement to the highway, namely the narrow West End Terrace, as traffic now has to use the Romsey Road access and therefore, takes a great deal of visitor traffic away from the Terrace. This corresponds with the stipulations set out in policy DM18 of LPP2.

Equality

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.

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Recommendation

Application Permitted, subject to the following condition(s):

Conditions

1. The permission hereby granted shall be for a limited period expiring on 13 August 2022 on or before which date the marketing suite and any associated hardstanding, fencing and the land restored to its former condition in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

Reason: The development is of a type not considered suitable for permanent retention.

2. The development hereby approved shall be constructed in accordance with the following plans:

Site Layout Sales & Marketing Suite Dwg No S861/SM/01 received 07.08.2020;
Site Layout Sales & Marketing Suite Dwg No S861/SM/02 received 07.08.2020;
Sales & Marketing Suite Planting Proposals Dwg No CLDL-2314-02-03 G received 07.08.2020.

Reason: In the interests of proper planning and for the avoidance of doubt.

Informatives:

1. In accordance with paragraph 38 of the NPPF (July 2018), 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 a site meeting was carried out with the applicant.

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

Local Plan Part 1 - Joint Core Strategy: CP13, CP20

Local Plan Part 2 – Development Management and Site Allocations: DM1, DM15, DM16, DM17, DM18, DM27

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

NPPF Section 16

3. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out above, 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.

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