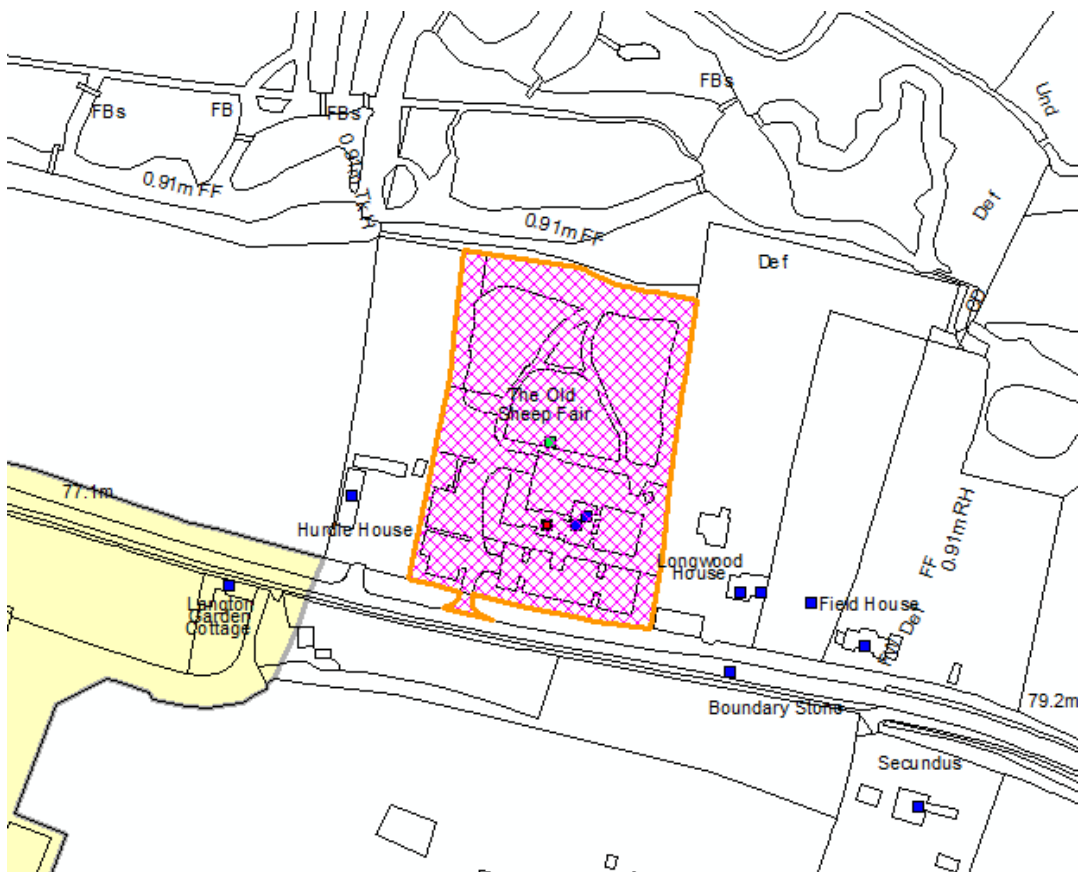


WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Case No:** 21/01322/FUL  
**Proposal Description:** Application Reference Number: 19/00619/FUL Date of Decision: 18/07/2019  
Condition Number(s): 2: Amend approved plans condition.  
**Address:** The Long Barn, Old Sheep Fair, Bishops Sutton Road, Alresford, Hampshire  
**Parish, or Ward if within Winchester City:** New Alresford  
**Applicants Name:** The Long Barn  
**Case Officer:** Catherine Watson  
**Date Valid:** 17 June 2021  
**Recommendation:** Application Permitted

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

**Pre Application Advice:**



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**General Comments**

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

**Site Description**

The application site is located on the northern side of Bishops Sutton Road. To the east of the site is New Alresford Town Centre and to the south west is the village of Bishops Sutton. The site is approximately 1.2 hectares in area with the land sloping away from the road towards the rear of site and Old Alresford Pond.

The existing barn on the site is used as a garden centre which has been operational since 2009. There is a single vehicular access to the site from Bishops Sutton Road with parking to the front of the barn which is set behind a row of hedging to the road frontage.

**Proposal**

The proposal is for the variation of condition 2 of application 19/00619/FUL in order to reconfigure the existing café floor space to provide an improved kitchen and servery layout.

**Relevant Planning History**

97/00089/FUL- Market garden for produce, horticulture together with the erection of a facilities building with sales area, 1 no greenhouse and 6 no polytunnels and associated parking - Refused 29/05/1997 - Appeal Allowed 18/11/1997.

01/02355/FUL- Market garden for produce, horticulture, together with the erection of a facilities building with sales area, 1 no. greenhouse and 6 no. polytunnels (renewal of planning permission W06446/02) - Permitted 09/01/2002.

09/00899/FUL - Variation of condition 5 of planning permission W06446/03 (Design and Access Statement and Appendices updated on web site 11.06.2009) - Land Adj Hurdle House Bishops Sutton Road Alresford Hampshire - Application Permitted - 29/09/2009

10/02580/FUL- Construction of a mixed-use facilities building (410 sq m GEA) comprising sales area (Class A1 - 190 sq m net), two treatment rooms (Class D1 44 sq m net), gallery/events/meeting space (Sui Generis - 36 sq m net), kitchen, office space, plant room, storage, toilets and lift; external display/sales area (Class A1 - 907 sq m net); associated access, car parking and landscaping; regular holding of classes/seminars/events and serving of refreshments (PART RETROSPECTIVE) – Application Refused – 23/02/2011

11/01162/FUL: Serving of a limited range of refreshments (mainly teas, coffees and cakes) for a temporary period (July to September 2011 only) between the hours of 9.30am and 4.30pm Mondays to Saturdays and 10.00am and 4.00pm Sundays and Public Holidays, for the consumption on the site only (i.e. not for takeaway), to be served and consumed outside of the building only; and siting of a maximum of 20 seats and associated tables on the rear terrace only – Application Refused – 26/08/2011

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11/01702/FUL - The retention of the facilities building (410 sq m GEA) comprising an area for the display and sale of plants, gardening goods, Long Barn products and Long Barn by-products (190 sq m net), use of first floor for office and storage space, a space for staff meetings and country craft workshops (36 sq m net), serving of refreshments in the building (20 seats) and on the plant terrace (20 seats), associated kitchen, office space, plant room, storage, toilets and lift; external display/sales area (907 sq m net); associated access, car parking and landscaping (part retrospective) (RESUBMISSION) – Application Permitted 31/02/2012

13/02145/FUL - (AMENDED DESCRIPTION AND PLAN) Extensions and alterations to existing mixed use facilities building including the erection of a covered plant sales area (275 square metres) and covered link and extension to the existing barn comprising, storage, packing and despatch of customer orders, storage of machinery, stock, distillation plant equipment, seasonal displays, shelving / racking, enclosed loading / delivery bay for delivery of goods and customer toilets (398 square metres gross internal floor area). Variation of condition 5 attached to planning permission ref. 11/1720/FUL to enable trading between 08.30 and 17.30 seven days a week at Long Barn Winchester Ltd, The Long Barn, The Old Sheep Fair, Bishops Sutton Road, Alresford, Hampshire, SO24 9EJ – Application Permitted 22/08/2014

15/01175/FUL - Reduce height of tiled roof, larger central glazed area – Application permitted 27/07/15.

17/02254/FUL - Retrospective application for the provision of an additional 28 car parking spaces including 2 disabled spaces – Application Permitted 25/10/17

18/01743/FUL - Siting of an authentic shepherds hut within the grounds of Long Barn, The Old Sheep Fair, and to use it to provide a space for beauty treatments- Application Permitted 03/10/18

19/00619/FUL - Variation of condition 2 of planning permission 13/02145/FUL (Amended). Application Permitted 18.07.2019.

## Consultations

### WCC Service Lead for Environment - Environmental Protection:

- No adverse comments provided there are no changes to the opening hours.

## Representations:

### New Alresford Town Council

- The proposed application would go against the WCC Planning Policy for development outside the town. The 17% area of floor space agreed in the 2019 consent should be sufficient.

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

- Town centre businesses should come first;
- The proposal does not comply with the Winchester Local Plan or the NPPF

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

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- The applicant is using the cover of the pandemic in order to expand their business;
- The Covid excuse for the reorganisation of the space is no longer valid.

Cllr Margot Power

- The proposal is contrary to policy MTRA2 of LPP1 as it will permanently expand the amount of space available for the café.

3 letters of support received.

- There is no intention of changing the scope of the café as there will be no expansion of the business or additional seating;
- It does not breach any of the substantive conditions of the previous condition.

1 letter received neither objecting to, nor supporting the application.

**Relevant Planning Policy:**

Winchester Local Plan Part 1 – Joint Core Strategy

DS1 – Development Strategy and Principles;

MTRA4 – Development in the Countryside;

Winchester Local Plan Part 2 – Development Management and Site Allocations

DM1 – Location of New Development;

DM18 – Access and Parking

DM20 – Development and Noise

DM23 – Rural Character

National Planning Policy Guidance/Statements:

National Planning Policy Framework

**Planning Considerations**

Principle of development

The application site is not situated within a defined settlement boundary and therefore countryside policies apply as set out in policies DS1 and MTRA4 of LPP1. The current use of the site is as a garden centre, retailer and café and has been in an established retail use since at least 2010. The principle of development is therefore acceptable.

Previous applications have sought to expand the originally modest retail offer into more of a “destination” site, with the addition of different retail lines and a café. The last application, 19/00619/FUL, was for the variation of condition 2 of planning permission 13/02145/FUL which restricted the types of products the Barn could sell. Part of condition 2 on both the 2013 and 2019 consents restricts the floor space available for the café use to 17% of the total ground floor space as defined on plan LB001. It is this approved plan that the current application seeks to vary.

Design/layout

The proposal seeks to reorganise the existing floor space within the café area in order to simplify and expand the amount of that area used by the kitchen and servery, which are currently not considered to be adequate in terms of convenience of layout as well as

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providing up-to-date facilities for the cooking and serving of food. This will also necessitate a reorganisation of the café seating and tables, although all of this will be done within the existing 17% of the total ground floor space required by condition 2.

During the Covid pandemic, when the Barn was allowed to open, the café was run with reduced seating to comply with the required social distancing measures as set out by the Government. Pre-Covid, the internal area accommodated 90 covers; this reduced to 60 once social distancing measures were implemented. It is the intention of the Barn to accommodate no more than 80 covers as part of the reorganisation of the café space. Additionally, it is proposed to relocate the food and drink sales area from adjacent to the tills, into the general café space as this would allow for better circulation and queuing at the till area.

It is considered that the changes and reorganisation to the café would not cause any additional harm to the Long Barn premises and that the number of covers will also now be restricted via condition and the café seating areas fall within the 17% of total space available at ground floor level as specified in condition 2 of the 2019 consent.

Impact on character of area and neighbouring property

Given that the majority of the café seating and the kitchen/servery are located internally and the outdoor seating area for the café remains as approved and within the larger envelope of the premises, it is not considered that the proposed changes would have any significant impact on the character of the area. No change is proposed to the approved opening hours and the council's Environmental Protection officer has not raised an objection to the proposals. Therefore, it is not considered that the proposed works would cause additional harm to the amenities of the neighbouring properties of Hurdle House and Tralee. This complies with policies CP20 of LPP1 and DM15, DM16, DM17, DM20 and DM23 of LPP2.

Landscape/Trees

There are no proposed external works that would impact upon the wider landscape or trees. This complies with policy CP20 of LPP1 and DM23 of LPP2.

Highways/Parking

No additional parking is to be provided and it is not anticipated that there would be any additional impact on Bishops Sutton Road. This complies with DM18 of LPP2.

Conclusion.

In conclusion, the proposal is considered to be acceptable, will not cause additional harm to the surroundings or neighbour amenity or provide a harmful intensification of the existing business and is therefore recommended for approval.

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 development shall be implemented in accordance with the approved plans and thereafter retained in accordance with the uses and distribution as specified on plan reference numbers;

Site Location Plan Drawing Number M19.131.D.009 received 13.05.2021;  
Existing Site Plan Drawing Number M19.131.D.010 received 13.05.2021;  
Proposed Layout Drawing Number M19.131.D.017 Rev D received 03.09.2021

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of the amenities of the area.

2. The storage area, mail order office and general sales area hereby approved shall only be used for the sale, storage and distribution of the following items;

- a) Trees, lavender plants and plants of all kinds, dried and fresh cut lavender, wreathes and associated items;
- b) Long Barn by-products (products made using Long Barn botanical ingredients, oils and extracts);
- c) Composts, peats and other goods associated with plant/garden care;
- d) Pots and containers of all kinds;
- e) Traditional garden sundries including hand tools, tools, raffia, twine, gloves, aprons, baskets, rugs, cloches, plant supports, obelisks, ornaments, and associated items;
- f) Seeds and bulbs, dried, artificial and cut flowers and goods associated with their care and maintenance;
- g) Ancillary indoor and outdoor seating for the serving of refreshments which shall comprise no more than 17% of the total space available at ground floor level as defined on drawing number M19.131.D.017 Rev D. There shall be no more than 80 indoor covers within the café seating area at any time;
- h) Space for workshops or events, limited to no more than 15 workshops in any calendar year;
- i) Homewares, food and drink, gifts and cards, stationery, clothing, jewellery, garden wildlife and dog care products which shall comprise no more than 8% of the total space available at ground floor level as defined on drawing number M19.131.D.017 Rev D.

Reason: The development hereby permitted is intended as an extension to the existing Long Barn business and it is appropriate to restrict the use of the extension in a similar manner, and in the interests of the amenities of the area.

3. No storage, access or encroachment shall occur within the boundary of the SSSI at any time.

Reason: To safeguard the Alresford Pond SSSI.

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4. The building and associated uses hereby permitted shall not be open to the public outside the hours of 0830 - 1730.

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

5. No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site except between the hours of 0830 and 1730.

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

6. No retail sales shall take place on the first floor of the existing building.

Reason: For the avoidance of doubt and in order to ensure that the Local Planning Authority can exercise control in the locality in the interest of local amenities and the character and appearance of the area.

**Informatives:**

1. 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.

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

Winchester District Local Plan Part 1 (2013): DS1, MTRA4

Winchester District Local Plan Part 2 (2017): DM1, DM18, DM20, DM23

Winchester District High Quality Places Supplementary Planning Document

3. 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.