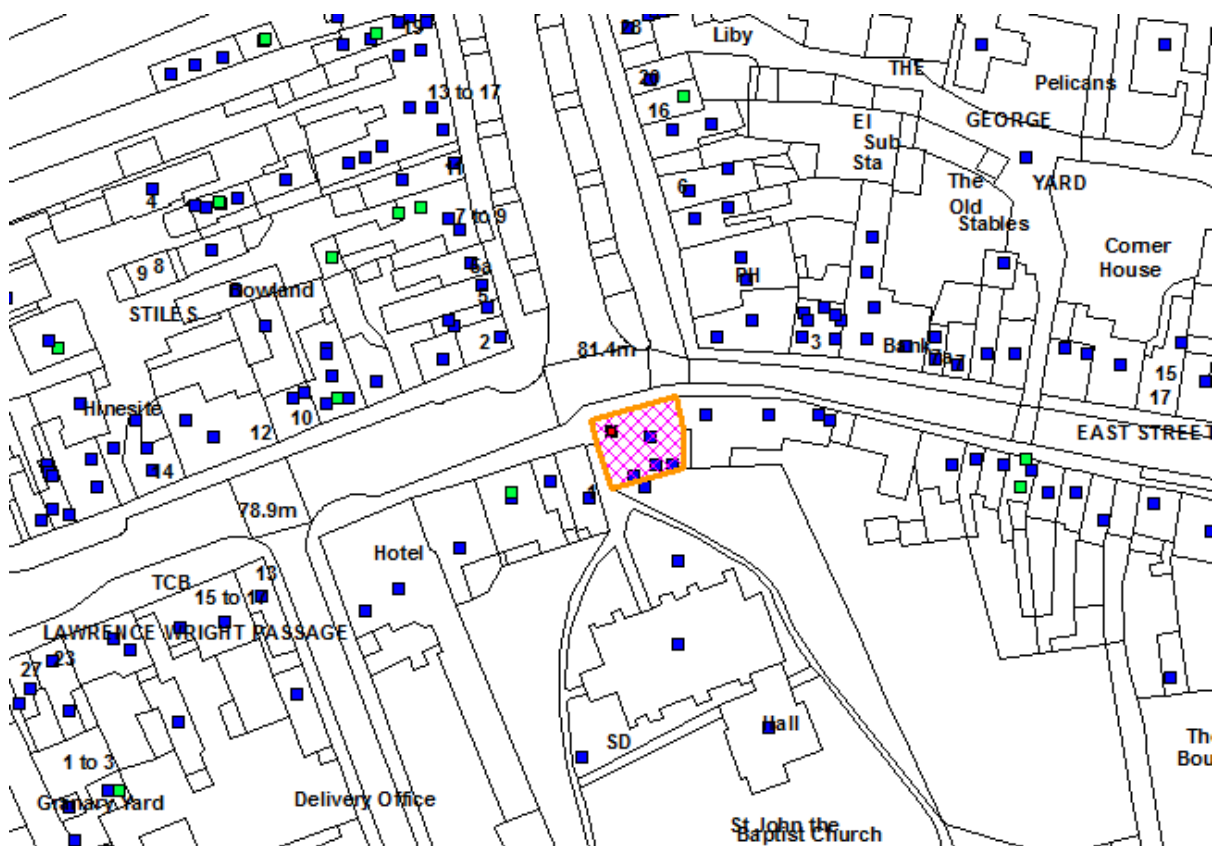


Case No: 18/01319/FUL
Proposal Description: Change of use of basement and ground floors from Class A2 (bank) to a mixed Class A1/A3 use (coffee shop) together with shopfront alterations (AMENDED DESCRIPTION) (AMENDED PLANS RECEIVED 18th July 2018)
Address: Barclays Bank 2 East Street Alresford Hampshire SO24 9BU
Parish, or Ward if within Winchester City: New Alresford
Applicants Name: Coffee # 1
Case Officer: Mrs Katie Nethersole
Date Valid: 25 May 2018
Site Factors: New Alresford Conservation Area:
 Within 50m of Listed Building
 ROW

Recommendation: Application Permitted



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General Comments

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

Amended plans have been submitted to address concerns raised by the Historic Environment Officer – removal of one of the air conditioning units to rear (and the hanging sign changed from illuminated to non-illuminated, illumination to fascia signs changed to halo illumination relevant to the advert consent).

Alongside this application there is a listed building application (18/01320/LIS) and an advertisement application (18/01321/AVC) associated with it. The AVC application is being considered by this committee.

Site Description

The existing building is situated at the junction of East Street and Broad Street and is a Grade II listed building. The building overlooks Alresford's town square and was formerly occupied by Barclays Bank at ground floor level. The first and second floors are occupied by a fancy dress and accessories shop (Worn to be Wild). It is also situated within the New Alresford Conservation Area. The area comprises a mix of retail, commercial and residential properties. To the north of the site is St Johns Church. The building has been occupied for a considerable period of time.

Proposal

It is proposed to change the use of the basement and ground floor plans of the existing building from A2 (bank) to a mixed use class A1/A3 (coffee shop). The main external changes to the building will be the addition of an air conditioning unit to the rear elevation, new signage and the ground floor windows to be re-painted. The existing window and door openings will not be changed.

Relevant Planning History

06/02186/FUL - Conversion of first and second floor office accommodation into 3 no. two bedroom flats (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY). WDN 10th April 2007.

07/03037/FUL - Conversion of first and second floor office accommodation into 3 no. two bedroom flats with additional dormer windows/fire escape (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY) (RESUBMISSION). REF 30th January 2008.

07/03038/LIS - Internal alterations to convert first and second floor office accommodation to 3 no. two bedroom flats; external alterations to provide dormer windows and fire exit door (RESUBMISSION). REF 30th January 2008.

08/01202/FUL - Conversion of class A2 offices on first and second floors to 3 no. self-contained flats consisting of 2 no. two bedroom and 1 no. one bedroom flats with first floor bin/cycle stores (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY). PER 30th July 2008.

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08/01203/LIS - Internal alterations to convert offices on first and second floors to 3 no. self-contained flats consisting of 2 no. two bedroom and 1 no. one bedroom flats with first floor bin/cycle stores; external alterations to provide first floor fire exit door with 1 no. dormer window and 1 no. roof light at rear. PER 30th July 2008.

Consultations

Head of Historic Environment: Supports subject to conditions

Highways: No objections

Representations:

New Alresford Parish Council

- Comments that it is a welcome restoration of the building but the town has enough coffee shops. Also want to ensure that the paint colour is appropriate for the Conservation Area

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

- Concern about access and highway safety
- Pressure on parking
- Concerns about sustainability
- Inappropriate lighting
- Signage and proposed colour scheme out of character

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

- Alresford already has enough coffee shops

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy
MTRA2, CP6, CP8

Winchester Local Plan Part 2 – Development Management and Site Allocations
DM7, DM15, DM17, DM27, DM30

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Planning Considerations

Principle of development

Policy MTRA2 – Market towns and larger villages (LPP1) allows for new development which is appropriate in scale and design and conserves the settlement's identity.

Policy CP6 – Local Services and facilities (LPP1) supports proposals for the development
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of new services.

Policy CP8 – Economic Growth and Diversification (LPP1) supports economic development and diversification through the retention, regeneration and intensification of previously developed land.

Policy DM7 – Town, District and Local Centres (LPP2) supports development for town centre uses within the boundaries of town centres. This will primarily consist of Class A1 – A5, B1, C1, D1 and D2. Changes of use within these uses will be permitted within the boundaries of defined centres. As the proposal is for a change of use from A2 to A1/A3 this is compliant with the policy requirement.

Policy DM15 – Local Distinctiveness (LPP2) sets out that development should respect the qualities, features and characteristics of the area.

Policy DM17 – Site Development Principles (LPP2) sets out that new development, alterations and changes of use should be satisfactory in terms of both their impact both on and off the site.

Policy DM27 – Development in Conservation Areas (LPP2) allows for development proposals which conserve or enhance the character, appearance or special architectural or historic interest of the area. Any alterations the use of appropriate materials is expected and should not result in the loss of features that contributes to the character and appearance of the area.

Policy DM30 – Changes of use of Listed Buildings (LPP2) allows for changes of use provided that the use would not harm the special interest of the building and it is a building that is capable of accommodating a change of use without considerable alteration.

Design/layout

The existing building will not be extended or altered in form to facilitate the change of use. The main change, under the advert application, is the proposed signage and colour scheme to the building. The changes as proposed by this application are the change of use from A2 to A1/A3 and the painting of the ground floor wooden windows. The Historic Environment Officer has reviewed the proposals and advised that as the building has been unoccupied for a considerable period of time the principle of the re-use of an 18th Century building is supported to provide the long term conservation of the building.

Internally the ground floor will be occupied by the proposed café which will be accessed from the existing front door. There will be a shared lobby providing access to the upper floors (not subject of this application). There will be a seating area to the front part of the building which will have 33 covers. There will be a central serving area and counter with a further 13 covers. To the rear part of the building will be a further seating area providing 34 covers with toilet facilities.

To the basement there will be a store and staff room as well as an office.

Impact on character of area and neighbouring property

The building subject of this application is in a prominent location being at the junction of

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Broad Street, Pound Hill and East Street with a Right of Way adjacent. The alterations to the building are minimal and include the repainting of existing joinery in a muted dark green with the addition of one air conditioning unit to the rear. The only other alteration will be the addition of new advertisements (considered under associated application 18/01321/AVC).

It is considered that the proposed change of use will have minimal impact on the surrounding properties and uses. The re-use of a vacant building is encouraged and will help re-vitalise the area. The applicant has confirmed that there will be no on site cooking of food so the use will not lead to any unacceptable levels of odour.

Highways/Parking

The Highways Officer has advised that the proposal raises no significant highway implications and therefore is acceptable from a highway point of view. Future customers will be able to make use of the nearby public car parks.

Environmental Health

There is no proposal to cook food on the premises so there is no need for any extraction methods and therefore there will be no odour nuisance from the proposed use. The change of use is not considered to raise any concerns regarding noise and the hours of use will be restricted by use of condition 2. Condition 4 has been recommended to restrict the hours of waste collection to ensure this does not adversely impact on the amenities of the nearby neighbours.

Other matters

The proposed external seating shown on drawing no. P7 does not form part of this application and will need a separate license from Hampshire County Council.

Conclusion

It is concluded that the development plan policies allow for changes of use between A classes within town centres and in this part of Alresford. The proposed change of use does not give rise to any adverse impact to the listed building or Conservation Area or any adverse impact on neighbouring properties or uses. It is therefore recommended for approval subject to conditions.

Recommendation

Application Permitted subject to the following condition(s):

Conditions

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

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

02 The use as a café (A1/A3) hereby permitted shall not be open to customers outside of the following times:

Mondays to Saturdays 0700 to 1900

Sundays 0830 to 1800

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02 Reason: In order to protect the amenities of the locality

03 The development hereby approved shall be carried out in accordance with the following plans:

Drawing no. P1 Rev A Existing Floor Plans

Drawing no. P2 Rev A Proposed Floor Plans

Drawing no. P3 Existing Elevations

Drawing no. P4 Proposed Elevations which revision A and B is on file and does this tie up with the AVC consent?

Drawing no. P5 Site Location Plan

Drawing no. P6 Block Plan

Drawing no. P7 Proposed External Seating Plan

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

04 No deliveries shall be taken at or dispatched from the site (including waste collection) except between the hours of 07:00 and 21:00.

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

Informatives:

01 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.

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.

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

Winchester Local Plan Part 1 - Joint Core Strategy: MTRA2, CP6, CP8

Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations: DM7, DM15, DM17, DM27, DM30

03 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. Where allegations of noise from such works are substantiated by the Environmental

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Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

04 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.

05 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, please refer to the Construction Code of Practice

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