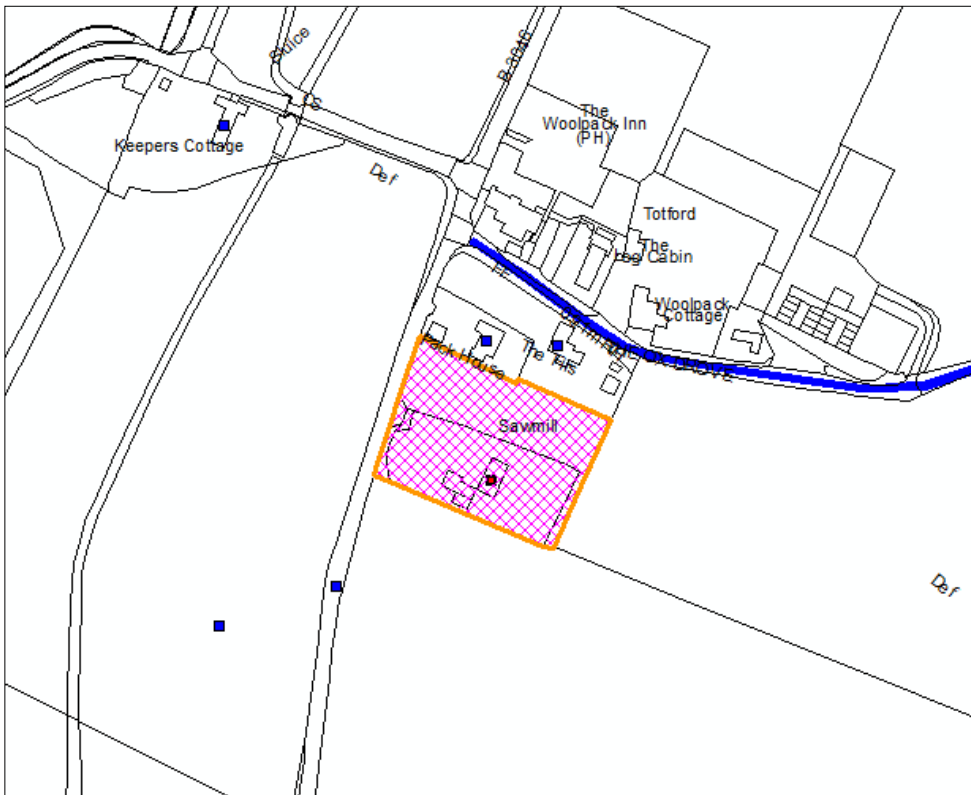


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 22/00704/FUL
Proposal Description: Construction of single dwelling with associated landscaping and parking, following demolition and removal of existing buildings and structures
Address: Totford Saw Mill, Totford Lane, Northington, Alresford, Hampshire
Parish, or Ward if within Winchester City: Northington
Applicants Name: Mr & Mrs J Gibbs
Case Officer: Catherine Watson
Date Valid: 3 May 2022
Recommendation: Refuse
Pre Application Advice: No

Link to Planning Documents

[Link to page – enter in reference number 22/00704/FUL](https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple)
<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>



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Reasons for Recommendation

The development is recommended for refusal as the proposed residential dwelling situated in the countryside, does not comply with relevant local plan policy.

General Comments

The application is reported to Committee because of the number of letters of support, received contrary to the Officer's recommendation.

Cllr Margot Power's request for the application to be determined by Planning Committee, based upon material planning considerations is shown in Appendix 1

Amendments to Plans Negotiated

None

Site Description

The application site is not located within a defined settlement boundary and is situated on the very north-eastern edge of the Winchester District boundary within the Countryside. The site is located on the northern side of Basingstoke Road (B3046) from which it is accessed.

The application site is approximately 0.5ha and has a lawful B2 use. It has been used historically as a saw mill and was latterly used in connection with the applicant's ground working business. There is a saw mill, pole barn, Nissen hut, three containers and a portakabin on site. The site slopes up slightly to the rear and features an area of grass to the northern section of the site, an access track running through the centre of the site and areas of gravel hardstanding.

Proposal

The application is submitted to demolish and remove the existing building and structures and construct one new dwelling with associated landscaping and parking. It follows the refusal by the planning committee of a similar application in 2020 (19/01509/FUL).

The new dwelling will be located in the position of the existing sawmill building and will front onto Basingstoke Road. The proposed new dwelling will have 4 bedrooms over two floors and will feature an area for parking and turning of cars in front of the building.

Relevant Planning History

19/01509/FUL - Construction of single dwelling with associated landscaping and parking, following demolition and removal of existing buildings and structures. Application Refused 02.06.2020.

17/01299/FUL - Replacement of existing lawful commercial (B2) buildings. Appeal for Non Determination Dismissed 03.04.2018.

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16/01073/FUL - Replacement/extension of existing lawful commercial buildings.
Application Withdrawn 29.11.2016.

10/00268/FUL - Demolition of existing sawmill and associated outbuildings and replacement with a new detached dwelling house together with new access and driveway. Refused 09.06.2010. Appeal Dismissed 14.12.2010.

08/00447/LDP - Proposed use of building as Sawmill. Application Permitted 19.12.2008.

Consultations

Service Lead for Public Protection – Contaminated Land.

Comment. Information held by this service indicates that the site of the proposed development was a former saw mill and currently appears to be used for the storage of vehicles and material. Based upon the former and current use of the site there is potential for soil contamination to have occurred which may present a risk to the future occupants of the site. Conditions with regards to pre-commencement site investigation, remedial strategy should contamination be present and pre-occupation reports are recommended for any consent.

Service Lead for Community – Landscape.

Comment. The application is for the same proposals as the one in 2019, therefore the comments from the previous application are applicable to this one.

The site is in the Upper Itchen Valley Landscape Character Area (WCC Landscape Character Assessment). Key characteristics include among others 'a number of long views'. The location is rural with the sensitive water course of the River Itchen about 120m to the north-west and the Wayfarers Walk very close by. Views to the site from the public path, in particular where it joins the road between Northington Down and Totford and as it follows the road, are evident.

As noted in the LCA and from site observation, views are characteristic of the area and as stated in Policy DM15 'development should conserve or enhance the key characteristics identified in the local character assessment' as well as 'recognised public views, features or skylines.'

Some relevant sections of the LCA show the importance of views and native planting to this area and possible strategies:

- *Conserve the variety and rural nature of views throughout the area, including short, enclosed views of the river valley floor as well as long views to and from the surrounding downs.*
- *Encourage the use of indigenous planting as appropriate, in order to integrate new development with the surrounding landscape, particularly within the countryside.*

Policy DM23 and DM15 aim to control visual intrusion in the countryside, the introduction of incongruous features or the impacts on the tranquillity of the environment and the preservation of recognised public views, features and skylines. Physical elements should avoid the introduction of elements that detract from the special quality of the place.

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In this setting a domestic dwelling with associated amenity landscape would contravene policies DM23 and DM15 resulting in potential detrimental effects to the countryside. It is therefore recommended that if permission were granted that provision should be made for substantial screening around the perimeter of the site in line with Policy CP13 'High Quality Design' and Policy DM16 which calls for boundary treatments that respond positively to the local context. All planting should be of native species consistent with DM16 and the LCA.

A condition should include provision for a landscape management plan (minimum 10 years duration) to ensure the proper management of the planting and its ongoing maintenance for a healthy, flourishing tree and shrub buffer that integrates with existing vegetation, and screens the site from the surroundings. A plan to show this should be provided together with a written management plan.

Service Lead for Environmental Services – Drainage

No objection. There are no objections to this application on the grounds of flood risk because the site is in FZ1 and has a very low risk of pluvial flooding; however, there are no details about surface water drainage and only a schematic layout plan of the network, package treatment plant, and a drainage field with no further design details for foul drainage. Although the suggested foul system is acceptable in principle, further details are required to ensure that it is enough for the purpose. It is recommended that a percolation test to design the drainage field for the effluent be undertaken if not already done so.

The application form states that the development's runoff would go to a soakaway for infiltration. This approach is acceptable; however, the system should work for whole designed lifetime of the new house by accommodating the runoff from the development in and up to 1 in 100-year storm events, plus a 40% allowance for climate change and a 5% provision for urban creep. To confirm this, infiltration testing as described in the BRE Digest 365 (2016) needs to be carried out to calculate an infiltration rate, and a design of a surface water drainage system accordingly. Should the permission be granted, a standard pre-commencement condition for both foul and surface water drainage is required to ensure satisfactory provision of the drainage.

Service Lead for Community – Ecology

No objection. The Ecological Assessment has been updated (Ecological Planning, Design & Management, November 2021) and an additional site visit carried out. The general condition of the site was unchanged. In line with comments in August 2019 for 19/01509/FUL, there is no objection subject to the recommendations within the Ecological Assessment, any external lighting and a Biodiversity Enhancement Plan being conditioned. It should be noted that in accordance with best practice new dwellings should incorporate a minimum of 1 integral bird box/brick and 1 integral bat box/brick. There are records of swifts nesting in the local area.

Service Lead for Estates

Support. The site's existing use as a commercial site is compatible with residential next door and I can see why neighbours objected to the previous application for commercial use. Added to which the entrance off a small narrow lane is less than ideal and any use does not want to encourage greater commercial traffic to use what is a country lane.

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The marketing by Trinity Rose is what would be expected; they have produced marketing particulars, erected a marketing board, used all the appropriate websites and mailed all relevant applicants. Agree with Sturt & Co that offices would not work, neither would industrial, affordable housing. Anyone running a commercial business would want to be in an accessible location not only for customers to find them easily but also for staff to get to their place of work. This site does not tick any of those boxes.

I therefore cannot disagree with the marketing exercise in the way that it has been dealt with and am not surprised it did not yield any interest that resulted in a successful letting or sale for commercial use.

The application for change of use to one new dwelling is therefore in my view an appropriate alternative use given the significant constraints on it as a commercial site.

Hampshire County Council – Highways.

No objection. The highway authority raises no objection to the proposals, subject to a condition that the new timber gates and posts be set back a minimum of 6m from the highway.

Basingstoke and Deane Borough Council

(Because the site is adjacent to the district boundary).

No objection.

Representations:

Councillor Margot Power
Support. See Appendix A

Northington Parish Council

Supportive of a single self-build dwelling on this site although if the self-build dwelling mentioned in the applicant's planning statement is for an additional future dwelling, then support is withdrawn until the details are clarified. No provision for a garage or garden storage has been made. There would be no issue with such additions, subject to where these would be located on the plot. A change of use from general industrial to residential could be a planning concern but the council believes that this secures the site for the benefit of the immediate residents, avoiding future noisy, noxious or other intrusive activities. It has been many years since there has been any regular on-site activity so there should be no loss of employment.

9 Supporting Representations received from different addresses citing the following material planning reasons:

- The conversion into an attractive single dwelling is an advantage that will enhance the plot and surrounding area;
- The residential use is appropriate for the entirely residential hamlet of Totford;
- A sensible use of a redundant brownfield site.

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Relevant Government Planning Policy and Guidance

National Planning Policy Framework

Section 2 Achieving Sustainable development

Section 4 Decision Making

Section 8 Promoting healthy and safe communities

Section 12 Achieving well designed places

Section 14 Meeting the challenge of climate change, flooding and coastal change

National Planning Practice Guidance

Climate Change

Consultation and pre-decision matters

Design: process and tools

Environmental Impact Assessment

Flood risk and coastal change

Planning Obligations

Use of planning conditions

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1). DS1 – Development Strategy and Principles

Policy DS1 – Development Strategy and Principles

Policy MTRA4 – Development in the Countryside

Policy CP9 – Retention of Employment Land and Premises

Policy CP11 – Sustainable Low and Zero Carbon Built Development

Policy CP13 – High Quality Design

Policy CP16 – Biodiversity

Policy CP17 – Flooding, Flood Risk and the Water Environment

Policy CP20 – Heritage and Landscape Character.

Winchester District Local Plan Part 2 – Development Management and Site Allocations

DM1 – Location of New Development

DM15 – Local Distinctiveness

DM16 – Site Design Criteria

DM17 – Site Design Principles

DM18- Access and Parking

DM21 – Contaminated Land

DM23 – Rural Character

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Air Quality SPD September 2021

Other relevant documents

Climate Emergency Declaration Carbon Neutrality Action Plan 2020 – 2030

Statement of Community Involvement 2018 and 2020

Landscape Character Assessment April 2022

Position Statement on Nitrate Neutral Development – February 2020

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Planning Considerations

Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 47 of the National Planning Policy Framework (NPPF, 2021) requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The provision of new residential accommodation is provided in accordance with Joint Core Strategies MTRA 1, 2 and 3. The strategy also then deals with the use of buildings in the countryside. The application is not located within a defined settlement boundary and hence is outside the areas defined within MTRA 1, 2 and 3, and the relevant policy is MTRA 4 which provides for the following types of development:

- Development which has an operational need for a countryside location such as for agriculture, horticulture or forestry; or
- Proposals for the reuse of existing rural buildings for employment, tourist accommodation, community use or affordable housing (to meet demonstrable local housing needs). Buildings should be of permanent construction and capable of use without major reconstruction; or
- Expansion or redevelopment of existing buildings to facilitate the expansion onsite of established businesses or to meet an operational need, provided development is proportionate to the nature and scale of the site, its setting and countryside location; or
- Small scale sites for low key tourist accommodation appropriate to the site location and the setting.

Development proposed in accordance with this policy should not cause harm to the character and landscape of the area or neighbouring use, or create inappropriate noise/light and traffic generation. This policy therefore does not provide for new housing within the countryside and the proposal is contrary to the aims of the Development Plan.

The Local Plan provides a clear strategy for managing the provision of residential development and land use in line with the NPPF with an up to date Development Plan comprising Winchester District Local Plan Part 1 Joint Core Strategy and Winchester District Local Plan Part 2 (Development Management and Site Allocations). The Local Planning Authority can demonstrate a greater than 5 year (2019 – 2024) supply of deliverable housing sites with a 5 % appropriate buffer, as set out in paragraph 74 of the National Planning Policy Framework.

Of pertinence to this case is application 19/01509/FUL which was refused by the committee. The reasons for refusal were as follows:

1. The proposed development is contrary to Policy MTRA 4 of Winchester District Local Plan Part 1 as it would result in a new dwelling in the countryside for which there is no overriding justification.

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The Council has a housing land supply well in excess of 5 years and the creation of a new dwelling in this location would undermine the Council's spatial strategy for development in the District and would therefore fail to accord with Policy DS1 of Winchester District Local Plan Part 1 and Policy DM1 of Winchester District Local Plan Part 2.

2. The creation of a new dwelling within the countryside is contrary to Policy DM15 and DM23 of Winchester District Local Plan Part 2, as it would introduce unacceptable and incongruous domestic features into a countryside setting which would have a demonstrably harmful impact on the appearance of the area to the detriment of its rural character.

The only difference between the current application and that submitted in 2019 is that a revised viability and marketing report has been submitted. The viability report submitted with the 2019 application did not contain marketing information. It was not possible to understand the potential for the future use of the site by other Development Plan led uses, so less weight was given to the future concerns as a material consideration. It was necessary to understand if and how the site was marketed for sale robustly, and at a reasonable price, in its current use or any other use, and whether there was any interest from potential buyers.

The current application is supported by a Commercial Viability Report. This gives details of a 12 month marketing campaign where the site was offered on a freehold and leasehold basis for the current class B2 use and other alternative employment uses. There were no conclusive offers during this period. It is stated that there is no viable commercial use for the site and that it cannot reasonably be used for an expansion of the existing business or any of the other criteria of Policy MTRA 4 and that residential, therefore, is the only possible use. The applicant posits that the proposal would provide for much needed housing and would be a quieter and more compatible use with the adjacent housing. It would also preserve the rural character of the area. Highways safety would be improved by the removal of large and slow-moving vehicles and that unattractive and utilitarian buildings would be removed. The proposed planting would improve the biodiversity of the site.

The council's Estates officer was consulted on the submitted viability report and confirmed that the marketing by Trinity Rose was as he expected it to be. He agrees with the report that neither offices nor an industrial or affordable housing use would work; he then summarises that the change of use to one dwelling is, in his view, an appropriate alternative use given the significant constraints on it as a commercial site. The Estates officer's comments are noted and duly considered as a material consideration.

Notwithstanding the above, however, policy CP9 of Local Plan Part 1 resists the loss of existing B1, B2, B8 use classes across the district; losses will only be permitted where retaining a business use would not be reasonable. This policy carries considerable weight.

In the 2010 dismissed appeal decision relating to the application site 10/00268/FUL, the Inspector, in considering whether a residential use would be acceptable, found that the proposed development would be harmful to the achievement of sustainable forms of development, in conflict with the requirements of the policies of the Development Plan.

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The Inspector also found that some future industrial/storage interest cannot be ruled out on the site, if properly controlled, owing to the useful shape and size of the appeal site not too far removed from Winchester.

It is not considered that the results of the viability report outweigh the fundamental conflict of the proposal with Policy MTRA 4 or CP9 of Local Plan Part 1 which as noted above carries a very significant weight. The Council can provide a greater than 5 year housing land supply and has an up to date Development Plan which seeks to restrict development in the countryside and focus sustainable development within defined settlement boundaries.

The application proposes to provide 1 new unit of residential accommodation within a countryside location for which there is not considered to be an overriding justification. In principle, the proposal is not acceptable as it conflicts with Policies MTRA 4 and CP9 of Winchester District Local Plan Part 2.

Assessment under 2017 EIA Regulations.

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.

Impact on character and appearance of area.

The new dwelling will be a two storey, 4 bedroom property constructed with low eaves and a hipped roof. The dwelling will be located in the south western corner of the site, the same as the refused proposals, and will be visible from the main carriageway. All other details of layout, scale and massing are the same as the refused proposals. The large amount of glazing on the west (front) elevation which was present in the previous iteration of the plans, has been significantly reduced and now forms 2 no four-pane windows at ground and first floor levels. The materials to be used in the construction of the dwelling are considered to be acceptable to the rural context.

The proposed new dwelling will be cut into the surrounding landscape. It would be cut into the slope to create a terrace upon which the house would stand, with its ridge line set 0.3m below the ridge line of the sawmill building.

The existing use of the site as a saw mill has been long established and is considered to form part of the local landscape. The current buildings are rural in appearance and are not considered to detract from the Upper Itchen Valley Landscape Area or from views along or enjoyment of the Wayfarers Walk public footpath. The location is rural with the sensitive water course of the River Itchen about 120m to the north west and the Wayfarers Walk very close by. Views to the site from the public path, in particular where it joins the road between Northington Down and Totford and as it follows the road, are evident.

The proposed introduction of a new dwelling within this location is considered to detract from the rural nature of views throughout the area by introducing a building which is clearly domestic in its appearance.

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The lack of planting integrated into the scheme, the same as with the refused application, is considered to conflict with the Landscape Character Assessment which seeks to encourage the use of indigenous planting to integrate new development with the surrounding countryside landscape. The remodelling of the landscape and creation of a terrace is considered to introduce incongruous, highly domestic, features which would have an unacceptable effect on the rural character of the area and would conflict with Policy DM15 and DM23 of Winchester District Local Plan Part 2.

In this setting a domestic dwelling with associated amenity landscape and re-engineered topography, would contravene policies DM23 and DM15. The introduction of a new dwelling which does not follow a plan led system is intrinsically harmful to the interests of the countryside, and would result in the introduction of domestic and incongruous features which would detract from the rural landscape and from views along the public footpath and the Upper Itchen Valley Landscape Area. The proposed new dwelling would therefore have a harmful impact to the surrounding countryside over and beyond that already established with the existing use of the site which contains buildings which are inherently rural in their design.

The development therefore fails to comply with policies CP20 of LPP1 and policies DM15 and DM23 of LPP2.

Development affecting 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 2021. 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 application site is located 5.2 km from the South Downs National Park and in these circumstances it is not considered that the development will 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.

Neighbouring amenity

The design and layout of the new dwelling are not considered to have a significant impact on neighbouring amenity. The dwelling would be situated over 30 metres away from the nearest neighbouring property to the north of the site, and the low eaves help reduce the mass of the dwelling at a first floor level. The dwelling is not considered to result in any harmful overlooking, overshadowing or overbearing impact on neighbouring amenity in accordance with Policy DM17 of Local Plan Part 2.

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Support letters have been received which state that a new residential property would have a far lesser impact on neighbouring amenity than the existing use or the any future uses.

In establishing the current impact of the site on neighbouring amenity, the Inspector under application 17/01299/FUL assessed the nature of the existing buildings on site, in their flimsy construction and open nature which was considered to make them unsuitable for many industrial operations and processes. The Inspector concluded that the balance of probability, the likelihood of this site becoming a persistent 'bad neighbour use' in its current format is slim.

There is therefore no evidence which shows that the current use has any overriding environmentally harmful impacts to the amenities of the area or the residents which would therefore outweigh the strong presumption of the Development Plan against a new dwelling in this countryside location. In relation to concerns about future uses, any perceived potential harm is considered to be speculative and would need to be properly assessed if an application for such a use is submitted to the Local Planning Authority.

Therefore the proposal complies with policy DM17 of LPP2 in respect of impact on neighbour amenity with regards to overlooking, overshadowing and overbearing.

Sustainable Transport

The proposal will have no impact on highway safety, amenity, traffic generation or parking ratio because it would be served by the existing access to the site. The proposal would result in fewer traffic movements than the current lawful use and there is sufficient space within the site for the parking in accordance with standards advised in Manual for Streets and the Residential Parking Standards SPD. There is also sufficient space within the site for the parking and turning of vehicles in accordance with LPP2 policy DM18.

Therefore the proposal complies with policy DM18 of LPP2.

Ecology and Biodiversity

The proposal is not development within, bordering or in close proximity to a European Protected Site (i.e. River Itchen SAC, The Solent SAC, SPAs, Ramsar Sites).

However, excess levels of nitrates and phosphates can nevertheless damage freshwaters and the marine environment by a process known as 'eutrophication', promoting excessive growth of algae that chokes other life and leading to harmful effects on the SPAs. Development within Winchester District that would result in overnight accommodation or excessive amounts of nitrates or phosphates, such as dwellings, require nitrate calculations to demonstrate a deficit, neutral or surplus of nitrates and phosphates being generated on site. This is discussed further below.

The proposal has an updated Ecological Assessment. This confirms that, were the application to be recommended for approval, any external lighting and a Biodiversity Enhancement Plan could be conditioned. Best practice also requires new dwellings to incorporate a minimum of 1 integral bird box/brick. There are also records of swifts nesting in the local area and therefore, these should be catered for. Provision of bird boxes could also be conditioned.

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Therefore the proposal complies with policy CP16.

Appropriate Assessment.

As noted above the application will have a likely significant effect on European and internationally protected sites in the absence of avoidance and mitigation measures as a positive contribution of 4.73 Kg/N/year is made. The authority has concluded that the adverse effects arising from the proposal are wholly consistent with, and inclusive of the effects detailed in the Winchester City Council Position Statement on nitrate neutral development and the guidance on Nitrates from Natural England.

The authority's appropriate assessment is that the application coupled with a mitigation package secured by way of a Grampian condition complies with this strategy and would result in nitrate neutral development. It can therefore be concluded that there will be no adverse effect on the integrity of the designated sites identified above in this regard.

This represents the authority's Appropriate Assessment as Competent Authority in accordance with requirements under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Article 6 (3) of the Habitats Directive and having due regard to its duties under Section 40(1) of the NERC Act 2006 to the purpose of conserving biodiversity. Consideration of the Ramsar site/s is a matter of government policy set out in the National Planning Policy Framework 2018.

Therefore, as a calculation has been provided and agreed, the proposal is in accordance with advice from Natural England and Policy CP16 of the Winchester City Council Local Plan Part 1 Joint Core Strategy and the Winchester City Council Position statement on nitrate and phosphate neutral development. Should the application be approved, a Grampian condition would be applied to secure the mitigation.

Sustainable Drainage

The site is within Flood Zone 1 so there is a low risk of pluvial flooding however, further details are required about surface water drainage and the proposed package treatment plant for foul drainage. A percolation test should be undertaken before any development is carried out on site. Should the application be permitted, this information can be supplied via a pre-commencement drainage condition.

Therefore the proposal complies with policy DM17 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.

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Planning Balance and Conclusion

A previous application for a dwelling was refused by the planning committee in 2019 as it was considered contrary to the local plan to allow a new dwelling in the countryside. With this new application, a Commercial Viability Report has been submitted which includes a 12 month marketing exercise, something that was not submitted with the previous application. This contends that there is no reasonable commercial or other use for the site, other than residential – something which is supported by the council's estates officer. While this is a material consideration, this is still not considered to be an overriding justification to outweigh the fundamental conflict with local plan policy which prohibits new residential dwellings in the countryside, or to override the findings in the appeal inspector's decision in the 2010 dismissed appeal (10/00268/FUL), where it was found that the proposed residential development would be harmful to the achievement of sustainable forms of development, in conflict with the requirements of the policies of the Development Plan.

The proposal is therefore still considered to be unacceptable and contrary to DS1, MTRA 4, CP9 of LPP1, DM1, DM15, DM16, DM23 of LPP2.

Recommendation

Refuse subject to the following conditions:

Reasons:

1. The proposed development is contrary to Policy MTRA4 of Winchester District Local Plan Part 1 as it would result in a new dwelling in the countryside for which there is no overriding justification. The Council has a housing land supply well in excess of 5 years and the creation of a new dwelling in this location would undermine the Council's spatial strategy for development in the District and would therefore fail to accord with Policy DS1 of Winchester District Local Plan Part 1 and Policy DM1 of Winchester District Local Plan Part 2.
2. The creation of a new dwelling within the countryside is contrary to Policy DM15 and DM23 of Winchester District Local Plan Part 2, as it would introduce unacceptable and incongruous domestic features into a countryside setting which would have a demonstrably harmful impact on the appearance of the area to the detriment of its rural character.

Informatives:

1. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Winchester District Local Plan Part 1 (2013): DS1, CP13, CP9, MTRA 4, CP11, CP16
Winchester District Local Plan Part 2 (2017): DM1, DM15, DM16, DM17, DM18, DM23
Winchester District High Quality Places Supplementary Planning Document
Manual for Streets
Residential Parking standards SPD

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2. 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.

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Appendix 1

City Councillor's request that a Planning Application be considered by the Planning Committee

Request from Councillor: Power
Case Number:22/00704
Site Address: Totford Saw Mill Totford Lane Northington Alresford Hampshire SO24 9TQ
Proposal Description: Construction of single dwelling with associated landscaping and parking, following demolition and removal of existing buildings and structures
Requests that the item be considered by the Planning Committee for the following material planning reasons: The attempts to use this site for employment has led to a variety of unsuitable uses, some of which have had to involve enforcement action. It is proven to be an unsuitable site for any viable employment use, and has been a nuisance to the neighbours as such for some years. I am loathe to lose an employment site in the rural areas, but this site is best adapted to housing.

- Whilst requests will be accepted up to the determination of the application, Members should make their request as quickly as possible and preferably within the publicity period of the application. Otherwise the case may be determined under delegated powers soon after the expiry of the publicity period. The committee date for the application will depend upon when the request is received in relation to the committee cycle.
- It would be helpful if Members can indicate their preferred outcome to avoid it going to the committee unnecessarily

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- Members should note that referral of an item to the Committee will require consideration as to whether a declaration of interests and / or pre-determination and bias may be necessary. If you require advice, please contact the appropriate Democratic Services Officer, prior to the meeting. *Councillors are reminded of their obligations to declare disclosable pecuniary interests, personal and/or prejudicial interests, and on Predetermination or Bias in accordance with legislation and the Council's Code of Conduct.*