

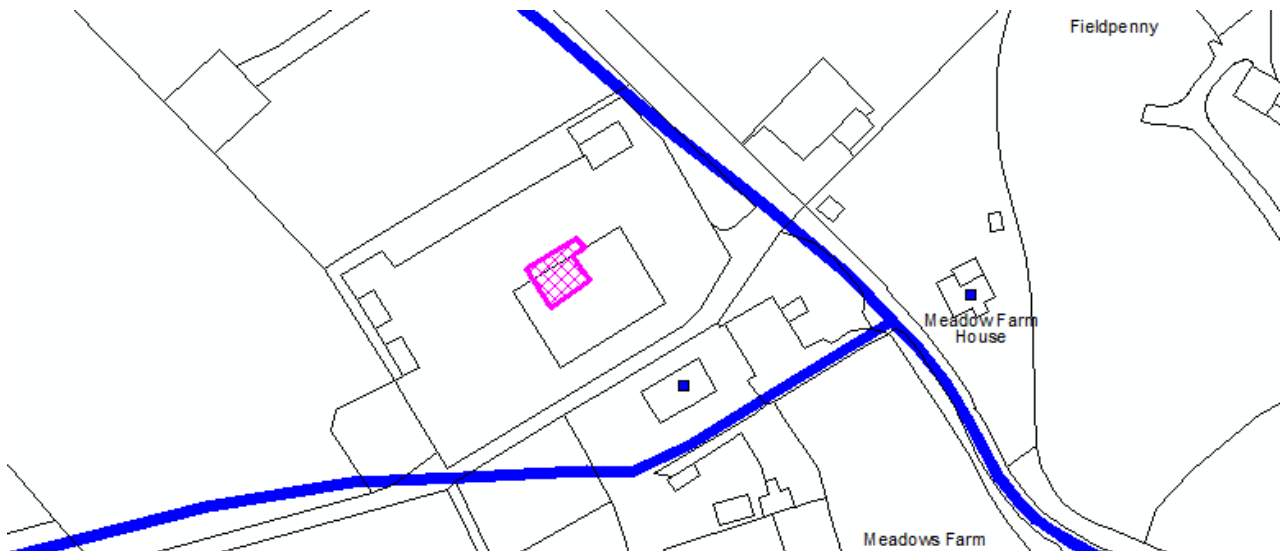
WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Case No:** 22/01309/FUL  
**Proposal Description:** Continued use of ground-floor unit in northwest element of building for storage and distribution purposes (Class B8) by tea distribution company; Addition of door and window to north elevation of barn  
**Address:** Meadows Farm, Ervills Road, Worlds End, Hambledon PO7 4QU  
**Parish:** Denmead Parish Council  
**Applicants Name:** Mr J. Chambers  
**Case Officer:** Liz Young  
**Date Valid:** 13 December 2022  
**Recommendation:** Permit  
**Pre Application Advice** Yes

**Link to Planning Documents**

22/01309/FUL

<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>



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**Reasons for Recommendation**

The development is recommended for permission as it is considered that it is supported in principle by both LPP1 Policy MTRA 4 and paragraph 84 of the NPPF. The use does not have a materially greater impact upon the character or the area or amenities of neighbouring residents than the established uses currently on site.

**General Comments**

The application is reported to Committee at the request of Denmead Parish Council as set out in their comments appended below.

**Amendments to Plans Negotiated**

Drawing Number SD-2123-201-B was submitted 8 June 2023 to address the requirements of the Public Right of Way (ROW) officer by incorporating proposed signage to ensure the safety of pedestrians on the ROW. These plans were issued to the ROW Officer for further comment.

**Site Description**

The application site comprises part of the ground floor area of a barn and adjacent parking space and is located within an agricultural yard. The building (along with another agricultural building to the north) forms part of a wider complex of farm buildings which extend southwards. The site is accessed from the highway (approximately 170 metres to the south east) via a gravel track which also forms part of a public right of way. A connecting right of way also runs parallel with the south elevation of the application building. One of the other buildings to the south is now used for B8 (storage) purposes following an earlier prior approval under Class R of Part 3 of the General Permitted Development Order (GPDO). The remainder of the site is adjoined by fields (which fall within the same ownership).

The wider area (which forms part of the hamlet of World's End) is rural and comprises a loose knit arrangement of dwellings (a number of which are set back from the road in spacious plots), agricultural / equestrian development and small fields. World's End itself is not defined as any form of settlement under LPP1 and therefore (for the purposes of planning policy) the site falls within open countryside.

In terms of background, the application building itself was originally an agricultural barn with an internal floor area of just over 420 square metres and was built in 2016 under agricultural permitted development rights (agricultural prior approval 14/02601/APN). A mezzanine was added to the south western end of the building in November 2016 which introduced approximately 100 square metres of additional internal floor area into the building. A B1 (office) use was then introduced to this part of the building (at both ground and first floor level) shortly afterwards and this now occupies approximately 180 square metres of floor area. Approximately 12 people are employed in association with this use which was approved on appeal in 2019 (18/01806/FUL).

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**Development description**

Consent is sought for the continued use of part of the ground floor area of the building (just under 55m<sup>2</sup>) for storage and distribution purposes (use class B8) by an online tea distribution company. The use would operate from Monday to Saturday for between 3 and 7 hours each day. One delivery to the site (by container lorry) would occur every 4 to 6 months, when between 2 and 3 part time employees would be on site to receive the delivery. A courier van collects for distribution between 2 and 3 times per week and a part time employee would be on site to assist with packing 2 to 3 times per week. The use would not operate outside the hours of 09:00 to 16:00 Monday to Friday and 09:00 to 15:00 on Saturdays. External alterations associated with the use comprise the addition of a door and ground floor window to the north elevation of the building.

**Relevant Planning History**

- Proposed use of an agricultural storage building and its north and east curtilage for Class B8 (storage or distribution) purposes, by virtue of Class R (agricultural buildings to a flexible commercial use) of Part 3 (Change of use) of Schedule 2 (Permitted development rights) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (23/00344/PNC4) Prior approval required and approved 06.04.2023
- Agricultural (21/02811/APN) No objection 07.12.2021
- Proposed erection of a replacement stable building, following removal of the existing stable building (21/02435/FUL) permitted 06.04.2022
- Amendments to permission 14/02601/APN to afford provision for doors and windows in the northwest and southeast elevations, by virtue of Class A ('agricultural development on units of 5 hectares or more') of Part 6 ('Agricultural and forestry') of 'The Town and Country Planning (General Permitted Development) (England) Order 2015' (as amended) (21/01178/APN) refused 01.06.2021
- Agricultural (21/00660/APN) refused 07.04.2021
- Agricultural (21/00659/APN) refused 07.04.2021
- Agricultural (21/00656/APN) refused 07.04.2021
- Agricultural barn (20/02686/APN) no objection 07.01.2021
- Erection of replacement bridge serving public right of way (19/02606/LDC) permitted 27.01.2020
- Continued display of advertisement (19/01842/AVC) Permitted 24.10.2019
- Continued use of first-floor mezzanine and partial use of ground floor (northwest) agricultural storage building for office purposes (Class B1) (19/00662/FUL) refused 30.05.2019

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- (RETROSPECTIVE) (AMENDED DESCRIPTION) Proposed use of first-floor mezzanine and partial use of ground floor of (northwest) agricultural storage building for office purposes (Class B1) (18/01806/FUL) refused 9.01.2019 (appeal against refusal allowed 24.09.2019)
- Replacement of existing bridge serving public right of way (Retrospective) (16/01978/FUL) refused 11.05.2020 (appeal against refusal allowed 06.10.2016)
- Change of use of agricultural barn to provide 1 no. residential dwelling (Use Class C3) (16/01002/PNACOU) application withdrawn 15.06.2016
- Erection of agricultural barn (14/02601/APN) no objections 15.12.2014

**Consultations**

Service Lead for Public Protection (Environmental Protection)

No objections subject to a condition limiting the hours of use.

Hampshire County Council (Public Rights of Way)

No objections raised subject to signage being installed to ensure the safety of pedestrians on the public right of way.

Hampshire County Council (Highway Authority)

No objections raised

**Representations:**

Denmead Parish Council (summary of comments received):

Raise a strong objection on the following grounds and request that the application should be determined at Planning Committee:

- Contrary to LPP1 Policy MTRA 4
- The industrial nature of the site is appropriate to the rural character of the area
- Harmful impact upon trees
- The business is non-agricultural

(Full comments enclosed below in Appendix 1)

5 objecting representations received from different addresses citing the following material planning reasons:

- The building was originally consented for agricultural use
- The application building should be used for agriculture but is developing into a small business park
- Increased traffic

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- Harmful impact upon the quiet, rural character of Worlds End
  - Non-domestic vehicles accessing the site have a greater impact in terms of disturbance and noise
  - Concern that the barn will be used by several small businesses
  - Harmful impact upon highway safety
  - In addition to the ongoing business use there are a number of additional trips associated with the horse grazing
  - Additional vehicular traffic gives rise to large amounts of dust being displaced in summer
  - Potential impact upon protected trees
  - Increased demand for utilities
- 
- The door and window which have been added to the north elevation of the building were previously turned down when considered under an earlier prior notification submission
  - Minimal space left within the barn to accommodate agricultural use
  - Additional window openings will give rise to light pollution during darker months
  - It is unclear from the application how foul sewage is disposed of
  - In contrast to the use previously permitted on appeal deliveries will be via the top gate which will (along with the use itself) give rise to additional impacts upon walkers and local residents

**Relevant Government Planning Policy and Guidance**

National Planning Policy Framework (2021) (NPPF)

Chapters 4, 6, 8 and 15

Winchester Local Plan Part 1 – Joint Core Strategy (2013) (LPP1)

DS1 - Development Strategy and Principles  
MTRA 4 - Development in the Countryside  
CP8 – Economic Growth and Diversification  
CP14 – The Effective Use of Land  
CP16 - Biodiversity

Winchester District Local Plan Part 2 – Development Management and Site Allocations (2017) (LPP2):

DM1 – Location of New Development  
DM15 – Local Distinctiveness  
DM16 – Site Design Criteria  
DM17 – Site Development Principles  
DM18 – Access and Parking  
DM19 – Development and Pollution  
DM20 – Development and Noise  
DM23 – Rural Character  
DM24 – Special Trees, Important Hedgerows and Ancient Woodlands

**Denmead Neighbourhood Plan 2011 – 2031**

Policy 1

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**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) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Policy DS1 of the LPP1 is consistent with the NPPF which states in paragraph 11 that decisions should apply a presumption in favour of sustainable development and that for decision taking this means approving development proposals that accord with an up to date development plan without delay.

With regards to economic development, paragraph 84 of the NPPF states that planning decisions should enable the sustainable growth and expansion of all types of businesses in rural areas both through the conversion of existing buildings and well-designed new buildings. LPP1 Policy MTRA 4 also supports the conversion of rural buildings for employment uses.

Whilst the Parish Council indicate in their comments that the proposal is contrary to LPP1 Policy MTRA4, the second bullet point under this policy supports proposals for the reuse of existing rural buildings for employment subject to ensuring the subject building is of permanent construction and capable of use without major reconstruction. The existing building in this case (a recent construction) is structurally sound and the use has been accommodated without significant changes to the exterior, thereby meeting the relevant criteria under policy MTRA4.

Whilst the various third party representations received raise concerns that the use is at odds with the purposes for which the building was originally approved, and that it should instead continue to be used for agriculture, LPP1 Policy MTRA 4 does not preclude the general principle of changing the use of buildings originally built under agricultural permitted development. Furthermore, the Local Development Plan remains unchanged since the adjacent use within the same building was allowed on appeal where the Inspector at the time concluded that it was *'clear from both local and national policy that the principle of the re-use of part of the agricultural storage building for an employment use is acceptable'*. It is accepted that there may well be a possibility of further applications being made to introduce additional small business uses to the site (a further concern raised by local residents). However these would need to be assessed on their own merits, having regard to any cumulative impacts which may arise.

Overall, it is considered that both national and local policy support the principle of part of the building being re-used for non-agricultural business purposes (in this case B8) subject to the development adhering to other relevant policies within the development plan and being sensitive to its surroundings. These issues are discussed in further detail below

**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.

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**Impact on character and appearance of area**

Planning policy acknowledges that when considering the character of the area it is necessary to have regard to both visual impacts alongside wider impacts upon tranquillity (such as noise and light pollution). These factors are recognised (by LPP2 policy DM23 in particular) as essential components of rural character and in the case of this application are also relevant considerations when assessing impacts upon recreational users of the public rights of way adjacent to the application site.

With regards to the building itself, as noted at the time of the original agricultural prior approval in 2014, it relates well to other built development on site and its simple utilitarian form is in keeping with its agricultural context. Whilst concerns have been raised in the third party representations received that introduction of new openings to the north elevation were not supported in the case of a recent agricultural prior approval application in 2021 (21/01178/APN), the main consideration for this earlier submission would have been whether the works were considered reasonably necessary to facilitate an agricultural use. It is accepted that the introduction of a window and door to the building would result in a more domestic character but for the purposes of this application (which does not relate to an agricultural use) it is concluded that these external changes do not give rise to a materially harmful impact upon the character of the area. The alterations are limited to just one elevation of the building and the overall character of the building when viewed from outside the site has not changed. The general principle of utilising part of the building for non-agricultural purposes (and introducing new openings in association with this use as opposed to agriculture) has been accepted following the consenting of the adjacent B1 use.

With regards to concerns raised over addition light pollution from the additional openings in darker months, it is considered that their modest size, low level position and their location on the north elevation facing into the yard ensure they do not impact significantly upon views from outside the site or the overall amount of light emitted from the site. The openings are not visible from the nearby rights of way. The applicant has also confirmed that no further external lighting has been introduced to the site since the B1 use was consented in 2019. With regards to visual impacts resulting from parking associated with the use, this will largely be mitigated by the enclosed nature of the yard which is well screened on all sides. As such views towards the site from the adjacent public right of way would remain unaltered in this regard.

In accordance with LPP2 policies DM15 and DM23, the proposal therefore does not have an unacceptable effect on the rural character of the area, by means of visual intrusion, the introduction of incongruous features, or the destruction of locally characteristic rural assets. The development does not give rise to any harmful impacts upon any features which contribute to the local distinctiveness of the locality.

With regards to noise levels, LPP2 policy DM23 states that the volume and type of traffic generated by the development should be assessed along with the ability of rural roads to accept increased levels of traffic without alterations that would harm their rural character.

Third party concerns have been raised in relation to increased traffic (particularly non-domestic vehicles), impacting upon the quiet, rural character or Worlds End. In considering these issues, it was concluded (at the time of the previous appeal decision in 2019 in relation to the B1 use) that the two dozen vehicle movements per day generated

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by the office use undertaken from the application building use was '*modest*', and would have no material impact upon the occupants of neighbouring properties. It was also stated that it would be quite reasonable to anticipate a certain number of vehicle movements in the vicinity of a farm complex.

The storage use now under consideration generates a very low level of vehicular activity in comparison with the existing ongoing lawful activities (which is typically one two way movement per day and one HGV movement every 4 to 6 months) and therefore does not give rise to a significant impact over and above the pre-existing situation (particularly when considered against the ongoing activities undertaken on site). Because the use relates to storage, it does not involve any significant noise generating activities within the building itself or significant numbers of staff accessing the site.

Overall, it is concluded that the development does not have an unacceptable effect on the rural tranquillity of the area. Having regard to this, alongside the absence of any visual harm, as outlined above, the development is considered to be in accordance with LPP2 policies DM15, DM17 and DM23.

### **Development affecting the South Downs National Park**

The application site is located approximately 1.7 km from 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.

Due to the nature and scale of the development and the distance between the application site and the National Park, there would be no inter-visibility between the two. Furthermore the modest scale of the use itself is such that it would not give rise to the potential for any materially harmful impact upon the National Park in terms of increased vehicular activity or recreational impacts. The associated lighting with the use proposed is not excessive and no adverse impact on the Park's designation as a Dark Skies Reserve is found.

In conclusion it is considered that the development will not 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.

### **Historic Environment**

The development does not affect a statutory Listed building or structure including setting; Conservation Areas, Archaeology or Non-designated Heritage Assets including setting.



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### **Neighbouring Amenity**

Whilst the application site is not directly by any residential properties, the access to the site runs adjacent to a neighbouring property, Meadow Farm House (approximately 60 metres to the east of the application site).

Third party concerns have been raised in relation to the proposal for deliveries to now be via the top / north gate (in contrast to the use consented on appeal in 2019 which involves deliveries to the yard to the south). The concern is that associated vehicular activity will give rise to additional impacts upon walkers and local residents.

However, as identified above, the modest level of vehicular activity associated with the use, enforced by the small scale of the size of the unit, is such that it would have no material impact upon the living conditions of the occupants of the neighbouring property. The northern yard already experiences a significant amount of vehicular activity as a result of the staff arrivals and departures associated with the adjacent B1 use and also the various agricultural / grazing uses taking place over the wider area.

It is therefore concluded that the development does not cause unacceptable pollution to neighbours and will not have an unacceptable adverse impact on adjoining land, uses or property by reason of overlooking, overshadowing or by being overbearing and is therefore in accordance with LPP2 Policy DM17.

### **Transport and Access**

With regards to parking and access considerations, there is adequate space for parking and turning within the site. The applicant has indicated that commercial vehicles manoeuvre in the yard, outside the unit, which is generally operated by the owner of the tea distribution company from 09:00 on a Monday for 3-7 hours, Tuesday to Friday for 3-7 hours and Saturday for 2-5 hours. It is considered that the low key nature of the use (which is significantly more modest than the permitted use which generates approximately two dozen vehicle movements per day) is such that it would not give rise to a significant increase in parking demand over and above the current situation. Reference has also been made in the various comments received to the combined impact of the development with other vehicular activity associated with the grazing uses taking place over the wider area. However, this would serve to highlight that when considered in this context, any vehicular traffic associated with the introduction of the B8 use itself would not be materially greater in terms of impact than that which currently exists.

The existing access benefits from a good standard of visibility and lies on a relatively straight section of road and the Highways Authority have confirmed that they raise no objections to the proposed development.

With regards to impacts on the ROW, as acknowledged at the time of the previous appeal decision, the lawful use of the building for agricultural storage purposes would generate varying amounts of vehicular activity along the track depending upon what is being stored and visibility along the access track and right of way is generally good. The Rights of Way Officer has raised no objections to the development subject to suitable signage being erected warning contractors and delivery drivers of the presence of walkers on the footpath and of the requirement to give way. The agent has submitted these details and the Rights of Way Officer considers these to be acceptable. On this basis it is concluded

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that there would be no material impacts upon safety and enjoyment of users of the public right of way over and above the pre-existing situation.

In accordance with LPP2 Policies DM17 and DM23 the proposal will maintain a safe and secure environment, accessible by all and will not detract from the enjoyment of the countryside from the public realm or public rights of way.

### **Ecology and Biodiversity**

There are no notable ecological designations within or directly adjacent to the site. The site itself is occupied by hard surfacing and is of little ecological interest. It is considered that the B8 use now applied for would not give rise to a materially greater impact upon ecological interests in the wider area than the uses which currently take place on the site. Furthermore, the development will have no impact as it is not within, bordering or in close proximity to a European Protected Site and is not overnight accommodation affecting Nitrates.

Overall it is concluded that the development would not give rise to any potential harmful impacts upon ecology in accordance with LPP1 Policy CP16.

### **Trees**

There are no significant areas of trees or vegetation directly adjacent to the application building, although three protected trees lie adjacent to the shared access track and right of way. The closest of these is an oak tree which lies immediately north of the vehicular access into the yard area where the application building is located (TPO Reference 00017-2016-TPO). No changes to the configuration of this access have been undertaken to facilitate the change of use. The degree of separation between the tree and the access track and the modest amount of activity associated with the use are such that the development would not give rise to any longer term impacts such as compaction. Furthermore the development does not involve the introduction of any additional hard surfacing within the root protection area of these trees.

As required by LPP2 Policy DM24, it is therefore concluded that the development would not result in the loss or deterioration of notable trees or hedgerows, or the space required to support them in the long term.

### **Drainage and Utilities**

Third parties raise concerns in relation to drainage arrangements from the site. The B8 use, however, will be contained within an existing building which already includes a WC (within the established B1 unit) and the development therefore does not give rise to any new requirement for foul drainage. The proposal will also not increase impermeable surfaces across the site or give rise to any surface water impacts.

### **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

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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.

### **Planning Balance and Conclusion**

The development involves a low key use which has been accommodated within an existing building which is considered to be an accepted part of the landscape in accordance with LPP1 Policy MTRA4 and paragraph 84 of the NPPF.

The use has been accommodated without significant alterations to the building or the site and would not materially increase overall levels of activity generated from the site. The use (when considered in combination with other established uses on the site) does not give rise to significant harmful impacts upon the amenities of neighbouring residents, recreational users of the public right of way or tranquillity in the wider area. The development is therefore supported by both local and national policy which seek to ensure planning decisions enable the sustainable growth and expansion of all types of business in rural areas. The development also meets the second objective of the Denmead Neighbourhood Plan which seeks to encourage new businesses alongside supporting existing enterprises.

It is therefore recommended that planning permission should be granted.

### **Recommendation**

Permission subject to the following condition(s):

(1) The development hereby approved shall be carried out in accordance with the following plans received: -

SD-2123-201B

Reason: To ensure an acceptable design, scale and layout and to avoid adverse impacts upon amenity as required by policies DM16 and DM17 of the Winchester District Local Plan Part 2 (2017)

(2) The approved use (including any deliveries) shall not operate from the site outside the following times:

09:00 to 16:00 Monday to Friday and 09:00 to 15:00 on Saturdays, nor at any time on Sundays, Bank or Public Holidays.

Reason: To restrict the use of the premises in the interests of highway safety and local amenity as required by LPP2 Policies DM17 and DM18.

(3) The proposed signage detailed in Drawing Reference SD-2123-201B shall be implemented in full within 3 months of the date of this decision and shall be retained for the lifetime of the approved development.

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Reason: To maintain a safe and secure environment for recreational users of the public rights of way in accordance with LPP2 Policies DM17 and DM23.

(4) The change of use to B8 hereby permitted shall apply only to the ground floor area as indicated on drawing SD-2123-201B.

Reason: To restrict the use of the premises in the interests of highway safety and local amenity.

(5) Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the development hereby permitted shall be used only for purposes within B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to those classes in any Statutory Instrument revoking and re-enacting that Order with or without modification) and for no other purposes(s).

Reason: To restrict the use of the premises in the interests of highway safety and local amenity.

**Informatives:**

1. In accordance with paragraph 39 of the NPPF (2021), 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:-

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

Policy DS1 - Development Strategy and Principles  
MTRA 4 - Development in the Countryside  
Policy CP8 – Economic Growth and Diversification  
Policy CP14 – The Effective Use of Land

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

DM16 – Site Design Criteria  
DM18 – Access and Parking  
DM19 – Development and Pollution  
DM20 – Development and Noise  
DM23 – Rural Character

3. This permission is granted for the following reasons:

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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.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

4. Please be advised that Building Regulations approval may be required for this development. Please contact WCC Building Control Department for more information (T: 01962 848176, E: [buildingcontrol@winchester.gov.uk](mailto:buildingcontrol@winchester.gov.uk))

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**APPENDIX A – DENMEAD PARISH COUNCIL COMMENTS**

Denmead Parish Council raised a **STRONG OBJECTION** at the Planning Committee meeting of 3 Aug 22 **with a request that the proposal is put before Winchester City Council Committee**, on the following grounds:

- WCC Local Plan Part 1 – Policy MTRA4 – Development in the Countryside  
“Expansion or redevelopment of existing buildings to facilitate the expansion on-site of established businesses or to meet an operational need will only be permitted if the development is proportionate to the nature and scale of the site, its’ setting and countryside location.”  
The application is contrary to this policy as the site is becoming an industrial multi-use facility and is not an agricultural farm.
- WCC Local Plan Part 2 – Policy DM23 – Rural Character  
“Outside defined settlement boundaries, development proposals which accord with the Development Plan will be permitted where they do not have an unacceptable effect on the rural character of the area, by means of visual intrusion, the introduction of incongruous features, the destruction of locally characteristic rural assets, or by impacts on the tranquillity of the environment.”  
The application is contrary to this policy as the rural character of the area is compromised by the presence of a large multi-use industrial site, there is regular industrial vehicular movement along country lanes and farm tracks not suitable for heavy-goods vehicles, there are many TPO trees along the lane on which applications to cut back have been made in order for heavy-goods vehicles to pass, and the whole area is, by negative cumulative impact of development, being destroyed.
- The business is not an agricultural business, and the barn is not being used for agricultural purposes. A tea distribution company is currently using the barn for industrial distribution purposes and intends to continue to do so as stated in the application.
- Permission was granted for agricultural equipment storage in the ground-floor of this building and not for industrial distribution purposes. The buildings on site are deliberately not being used for their intended purpose and Use Class B8 is being utilised in this application to change the use of the building without requiring a full planning application to do so. This application is, in effect, a change of use from an agricultural building to an industrial distribution building (warehouse).’