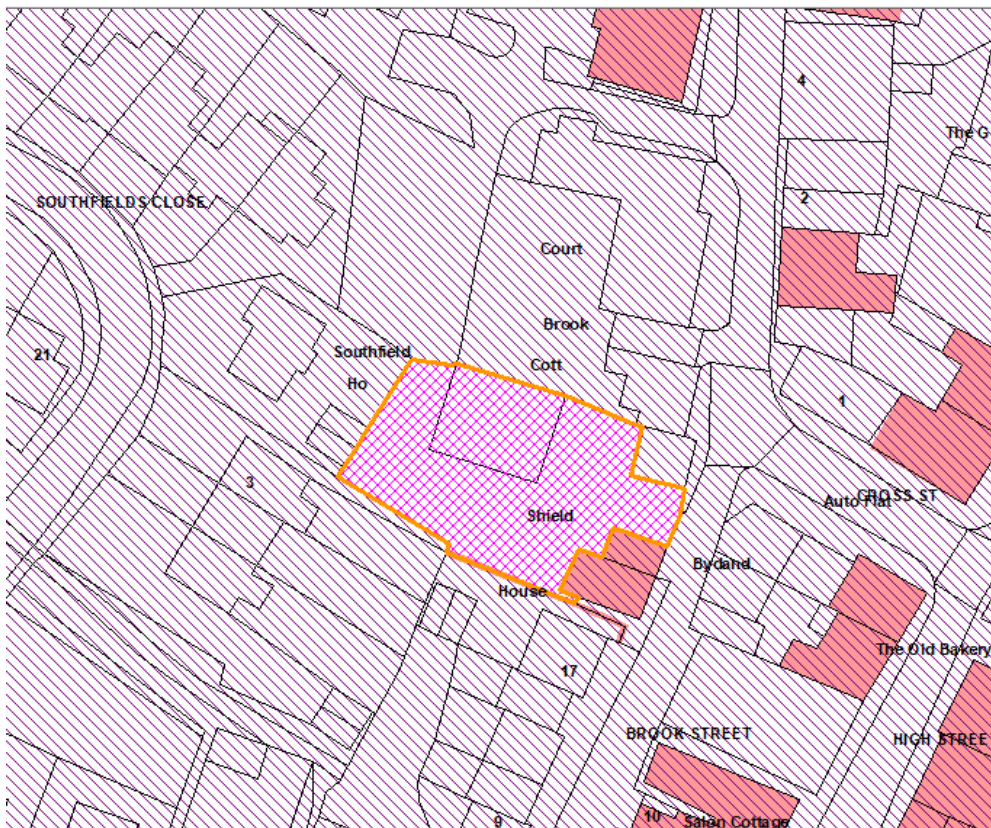


WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Case No:** 23/00447/FUL  
**Proposal Description:** DEMOLITION OF EXISTING BUILDING (CLASS E(a)) AND REPLACEMENT WITH NEW OFFICES (CLASS E(g)(i)) AND RETAIL UNIT (CLASS E(a)) (Amended Description)  
**Address:** The Old Forge Brook Street Bishops Waltham Southampton Hampshire  
**Parish,** Bishops Waltham Parish Council  
**Applicants Name:** Sabrecore Holdings Ltd  
**Case Officer:** Rose Chapman  
**Date Valid:** 27 March 2023  
**Recommendation:** Permit  
**Pre Application Advice** No

**Link to Planning Documents**

[Link to page – enter in reference number 23/00447/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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**Case No: 23/00447/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

### **Reasons for Recommendation**

The development is recommended for permission as it is considered that it will preserve the importance and character of the conservation area while increasing employment in the area.

### **General Comments**

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

There is an associated listed building consent (23/00448/LIS). The Listed Building Consent is required as the proposal is physically attached to a listed structure. This Listed Building Consent will be decided using delegated powers.

### **Amendments to Plans Negotiated**

Amended plans have been submitted which show:

- Changes to the design and materials
- Reduction in the size of the first floor element
- Reposition of the building away from the listed wall adjacent

The revised plans were re-advertised on the 17<sup>th</sup> August for 21 days.

### **Site Description**

The application site is located within the centre of Bishops Waltham. There is an existing building within the centre of the site that is not listed and currently has a Class E commercial use. The rest of the site is laid to gravel for parking.

Surrounding the site are a number of buildings that serve both commercial and residential uses, which include a number of listed buildings as shown on the map above.

There is an existing access to the site from Brook Street.

### **Proposal**

The proposal is to replace the existing building on site with a purpose built Class E building with retail and office use.

### **Relevant Planning History**

- 12/01959/FUL - Replacement of existing windows and door – permitted 03.12.2012
- 23/00448/LIS - DEMOLITION OF EXISTING BUILDING (CLASS E(a)) AND REPLACEMENT WITH NEW OFFICES (CLASS E(g)(i)) AND RETAIL UNIT (CLASS E(a)) (amended Description) – pending

**Case No: 23/00447/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Consultations**

Service Lead -Built Environment (Urban Design)

No objection in terms of design. There are concerns regarding the impact on neighbouring amenity.

Service Lead - Built Environment (Historic Environment)

Concerns regarding the impact on the conservation area and setting of listed buildings however the design and materials are acceptable.

Service Lead - Built Environment (Archaeology)

No objection subject to conditions 2 and 3

Service Lead - Community and Wellbeing (Trees)

No objection subject to condition 6

Hampshire County Council (Highways Authority)

No Objection

Southern Water

Comments made regarding further applications required to link to the public sewer.

**Representations:**

Bishops Waltham Parish Council

**Customer Details**

Name: Mrs Lindsay Edge

Address: The Jubilee Hall Little Shore Lane Bishops Waltham

**Comment Details**

Commenter Type: Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst noting the amendments to the windows overlooking the immediate neighbours the Parish Council objects to this application as previously - Contrary to the WCC Local Plan Part Two Policy DM27 in that the proposal would not respond sympathetically to the historic setting of the BW Conservation Area; the proposal is not of a height, massing and materials that would relate well to the BW Conservation Area; the proposal contains materials that are not traditionally used in the locality. Contrary to the WCC Local Plan Part Two Policy DM28 in that the demolition of the existing building would not result in a redevelopment that would enhance the BW Conservation Area. Contrary to WCC Local Plan Part Two Policy DM15 in that the proposal would result in a development that did not conserve or enhance the key characteristics as defined in the BW Design Statement or the special qualities of the BW Conservation Area. Contrary to the WCC Local Plan Part Two Policy DM16 in that the development would not respond positively to the character and appearance of the local environment in terms of its design, scale and layout. Contrary to the WCC Local Plan Part Two Policy DM17 in that the proposed development would have an unacceptable impact on the landscape characteristics of the area; would have an unacceptable adverse impact on adjoining properties by reason of overshadowing and by being overbearing. The proposal is contrary to the BW Conservation Area Technical Assessment in that the proposed development would not meet the criteria for roofscapes in Brook Street - '...the roofscape is particularly important aspect of the street scene...'

**Case No: 23/00447/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

6 Objecting Representations received from different addresses citing the following material planning reasons:

- Overlooking
- loss of light
- lack of neighbour consultation prior to application being made
- impact on the conservation area
- bulk and mass is excessive
- design is not in keeping
- overdevelopment of the site
- proximity to the boundary
- Increase in traffic
- restoration has not been fully explored
- inappropriate access
- street clutter from waste bins
- construction impacts
- impact on listed wall
- access is off narrow lane

**Relevant Government Planning Policy and Guidance**

National Planning Policy Framework

Section 2 Achieving Sustainable development

Section 4 Decision Making

Section 5 delivering a sufficient supply of homes

Section 8 Promoting healthy and safe communities

Section 9 Promoting sustainable transport

Section 11 Making effective use of land

Section 12 Achieving well designed places

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

Section 15 conserving and enhancing the natural environment

National Planning Practice Guidance

Appropriate Assessment

Climate Change

Consultation and pre-decision matters

Design: process and tools

Environmental Impact Assessment

Flood risk and coastal change

Light Pollution

Natural Environment

Open space, sports and recreation facilities, public rights of way and local green space

Planning Obligations

Use of planning conditions

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

- DS1 – Development Strategy and Principles
- MTRA1 – Development Strategy for Market Towns and Rural Area

**Case No: 23/00447/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

- MTRA2 – Market Towns and Larger Villages
- CP8 – Economic growth and diversification
- CP9 - retention of employment land and premises
- CP10 – Transport
- CP11 – Sustainable Low and Zero Carbon Built Development
- CP13 – High Quality Design
- CP14 – Effective Use of Land
- CP15 – Green Infrastructure
- CP16 - Biodiversity
- CP17 – Flooding
- 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 Development Principles
- DM18 – Access and Parking
- DM19 – Development and Pollution
- DM20 – Development and Noise
- DM26 – Archaeology
- DM27 – Development in Conservation Areas
- DM28 – Demolition in Conservation Areas
- DM29 – Heritage Assets
- DM30 – Changes of use for Listed Buildings

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Bishops Waltham Village Design Statement

Bishops Waltham Conservation Area Appraisal Plans

Other relevant documents

CLIMATE EMERGENCY DECLARATION CARBON NEUTRALITY ACTION PLAN 2020 – 2030

Statement of Community Involvement 2018 and 2020

Winchester District Economic Development Strategy 2010-2020

Hampshire Economic Assessment

Waste Management Guidelines and Bin Arrangements

Historic England Guidance

Constructive Conservation in Practice 2008

Constructive Conservation Sustainable Growth for Historic Places 2013

Conservation Principals Policies and Guidance 2008

Historic Environment Good Practice Advice in Planning: 4

Published 30 June 2020

Enabling Development and Heritage Assets

**Case No: 23/00447/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

Winchester Future 50 Conservation Area Project 2018-2020

## **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, 2023) requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Policy MTRA2 allows for development within the market towns and larger villages, including Bishops Waltham. Economic and commercial growth is supported provided development is appropriate in scale and design. Existing provision for employment should be retained.

Policy CP8 supports economic growth and diversification across the Winchester District. The proposal involves the redevelopment and improvement of an existing commercial use which supported continued economic growth.

Policy CP9 resists the loss of employment land across the district especially with the B1 (now Class E), B2 and B8 uses. The application would retain and expand the Class E uses on the site creating additional office space.

Policy CP14 of LPP1 states that the development potential of all sites should be maximised and that higher densities will be supported on sites which have good access to facilities and public transport. The primary determinant will be how well the design responds to the general character of the area, which is discussed in more detail in subsequent sections of this assessment.

Policies CP13 of the LPP1 and DM15 – DM18 of the LPP2 set out the criteria for new development in order to ensure that it respects and responds positively to the qualities and characteristics of the surrounding area and that its layout, scale and design provide a satisfactory level of accommodation for its residents without having an adverse impact on those of neighbouring properties. These aspects are assessed in more detail in subsequent sections of this report.

### **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 proposal would see the replacement of the existing single storey building with a larger, two storey building.

The proposal would be of a design which uses contemporary materials, and this is considered to provide an acceptable contrast to the existing buildings that surround the site.

**Case No: 23/00447/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

The development would be set back in the site and would be visible in views from the street through the access. The proposed materials would be brick and timber cladding which is considered to be acceptable however details of the specific finishes are required due to the setting of the listed building and location within the Conservation Area (condition 7). This is an approach supported by Guideline MD5 of the High Quality Places Supplementary Planning Document, conditions ensure that the contemporary materials will be high quality and sensitively related to their context.

The existing use of the site is retail and the proposal would retain the retail use and include additional office use. The size of the office space proposed varies to make the space attractive to small and medium businesses which is considered to be in accordance with policies CP8 and CP9.

Therefore the proposal complies with policies CP8, CP9, CP13, DM15 and DM16.

**Development affecting the South Downs National Park**

The application site is located 0.5km (0.3miles) 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 2023. 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 National Park is a Designated Dark Skies Reserve. The proposal does not include any roof windows and is located within an existing settlement. The additional light emissions do not therefore cause an impact on the Dark Skies status.

Due to the intervening distance and the location of the site within a large settlement, 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 works affect a statutory listed building's setting, the Bishops Waltham Conservation Areas and Archaeology.

The development is within the setting of a Grade II listed building Shield House which itself forms part of the setting of number of designated and non-designated heritage assets including the registered park and garden, all located within the Bishops Waltham Conservation Area. The following legislation and policies are taken into account in the assessment and determination of this planning and its associated listed building application.

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

Relevant Legislation

The preservation of the special architectural/historic interest of the listed building and its setting (S.66 P(LBCA) Act 1990; Policy DM29 & DM30 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2023) Section 16.

The preservation or enhancement of the character or appearance of the conservation area (S.72 P(LBCA) Act 1990; Policies DM27 & DM28 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2023) Section 16.

The preservation or enhancement of shopfronts and signage (Policies DM33 & DM34 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; Winchester City Council *Design Guidance for the Control of Shopfronts & Signs* (1998), NPPF (2023) Section 16).

Ancient Monuments and Archaeological Areas Act, 1979

Guidance

The consideration and assessment of due regard is required in relation to the relevant legislation and guidance as outlined within the Historic Environment/Archaeology consultation response.

As such due regard has been given to Section 66 of the Planning (Listed Buildings and Conservation Areas Act 1990) which confirms that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Listed Building/Structure. Case law has established that where an authority finds that a development proposal would harm the setting of a listed building, it must give that harm “considerable importance and weight”.

The historic environment section of the Planning Practice Guidance further outlines the role of the Local Planning Authority in considering the effects of new development that are in the vicinity of or affect the setting of listing buildings and heritage assets. Paragraph 199 of the NPPF advises that great weight should be given to the conservation of a heritage asset in considering the impact of a proposal on its significance (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Policy CP20 of WDLPP1 and Policy DM29 of WDLPP2 ensure that development preserves and enhances heritage assets and their settings.

The Old Forge was included in historic maps from 1896. However, as the lease of the building was in different hands when the adjoining building was listed, it does not form part of the listing. The wall around the site is considered to be listed but the extent is not clear, as such the wall as a whole, that was constructed pre-1948, is considered to be curtilage listed. This includes the part that is physically attached to the Old Forge building.

**Case No: 23/00447/FUL**



WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

This leaves a situation where there is a hole within the curtilage listed land which is not part of the curtilage of the listed building, while the surrounding land, including the boundary walls and some of the land covered by the new building is within the curtilage of the listed building. As such the development, as proposed, would result in parts of the building having full permitted development rights and other parts would not due to being within the curtilage of the listed building. Therefore, in order to provide clarity, it is proposed that all permitted development rights are removed from the proposal (conditions 16 and 17) in order to ensure that future controls are in place to allow an assessment on the heritage assets.

As stated above there is an additional application (23/00448/LIS) to assess the impact on the listed buildings/structures in the area.

The existing building is attached to a curtilage listed wall and sections have been submitted to show how the listed element would be retained and reinforced as part of the development. The amended plans include a gap between the curtilage listed wall and the new building. However, there is an additional boundary wall proposed to strengthen and protect the listed element.

It is not considered that the proposal would result in a loss of historic fabric and conditions have been recommended for 23/00448/LIS to secure details of workmanship, finishing and materials details.

It is noted that concerns have been raised in regard to the contemporary design proposed and the impact on the setting of the Listed building. It is considered that the proposed design would provide an acceptable contrast to the existing resulting in a legibility to the site. The location of the proposed building within the site also creates a visual break between the neighbouring listed buildings and the proposed. While it is noted that the new building would be more visible in the street scene, it is considered that the design and set back would not be harmful in itself to the setting of the listed building or the area. The proposed materials are considered acceptable and are found in the High Quality Places SPD and the additional mass is considered minimal to make the site feasible for modern commercial uses.

Based upon the above assessment it is considered that the development proposed would not have an unacceptable impact on the significance or appearance of listed buildings or their setting in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in compliance with DM27 and DM29 of the LPP2, Section 16 of the NPPF, and the historic environment section of the Planning Practice Guidance.

The Old Forge appears to be a 19<sup>th</sup> century building however elements are clearly modern with UPVC windows, replacement brickwork and concrete tile roof. These elements detract from its historic character and there is nothing historic remaining internally. The remaining historic brickwork is not large enough to contribute to the significance of the conservation area and therefore the removal and replacement of the building is considered acceptable.

The proposed design is contemporary, and the amended plans are considered to provide an acceptable contrast to the surrounding buildings. The reduction in scale and mass are considered acceptable and would preserve the character and appearance of the Conservation Area and the Listed Building.

**Case No: 23/00447/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

It is considered that the proposal will preserve the character or appearance of the conservation area in accordance (S.72 P (LBCA) Act 1990; and preserve the character and historic interest of the Conservation Area in accordance with Policies DM27 & DM28 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2023) Section 16.

It is considered that it will result in less than substantial harm to the significance of the setting and historic interest of the below ground heritage assets.

This harm to the below ground heritage assets must be given great weight and importance as part of the planning assessment as highlighted in the NPPF. It is also necessary to apply Government guidance concerning impact of development on the historic environment. Applying that guidance, given that the extent of harm resulting from this development is considered by officers to be less than substantial, the guidance in the NPPF is that this harm should be balanced against the public benefits of the proposal (NPPF para 202). As it is important to ensure the balance and planning judgement takes account of all relevant matters, this assessment is undertaken in the Planning Balance and Conclusions section of the report.

### **Neighbouring amenity**

There are a number of neighbouring properties to the site. To the south is 17 Brook Street, to the west is Southfield House and number 3 Southfields Close.

Concerns have been raised regarding overlooking to these properties. The proposal would include an additional storey to the building, and it is considered that the proposed would have windows that would face the residential premises to the west.

These windows would serve staircases and therefore would provide limited overlooking issues however, to ensure that there would be no harm to adjacent neighbours by way of overlooking a condition is proposed to have the first-floor rear windows are obscure glazed to 1.7m above floor height (condition 20). The windows on the front elevation would be a sufficient distance from residential properties to the East to prevent harmful overlooking.

The proposal would have an additional storey however this would be modest in size and set back from the boundaries of the site. As such it is not considered that the proposal would result in overbearing to neighbouring properties for these reasons.

The additional storey proposed would likely have a small impact on daylight due to the location of surrounding development. However, the development would only have a modest impact on morning sunlight and would not result in harmful overshadowing of the neighbouring properties.

The proposal is for retail and office use. These are not considered to cause excess noise or disturbance to neighbours above the existing situation. Notwithstanding this it is considered appropriate to limit the operation hours and delivery times to limit any impacts on neighbours. Therefore, a restriction of 8am-6pm Monday to Friday for the office space and 8am -6pm Monday to Saturday and 10am-4pm on Sundays for the retail unit would ensure limited impacts to the neighbours (conditions 12 and 13).

As the site is located in a dense area it is not considered appropriate that all business types that are permitted under Class E would be acceptable for the building in regard to noise and odour. As such a condition (17) to restrict the uses to classes E (a), (c), (e) and (g) (retail, financial, healthcare, office, R and D and Light industrial).

**Case No: 23/00447/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

The proposal is therefore in accordance with policy DM17.

### **Sustainable Transport**

Concerns have been raised in relation to the access, and proposed level of parking. It is noted that the site currently has an existing access onto Brook Street which is considered to be acceptable.

In terms of sustainable access, the site is located within the centre of the village close to local amenities and public transport links. It has been highlighted that a number of bus links within the transport assessment have been removed from service however there are still bus services that serve the village and the businesses in the area. As the site is centrally located there are also a number of pedestrian and cycle links in the area though it is noted that there is no pavement that leads down Brook Street.

Notwithstanding this, Brook Street is a narrow road that requires vehicles to move slowly and there is good visibility along the road therefore there are no adverse concerns regarding safety of pedestrians and cyclists accessing the site.

In terms of parking, 7 spaces are proposed that would serve the new building and the existing businesses adjacent. While this is below what would usually be expected, as stated above the site is located within a sustainable location and is in close proximity to a number of public car parks. Notwithstanding this it is considered that a condition ensuring that the proposed parking is implemented and retained is appropriate (condition 15). As such the level of parking is considered to be acceptable.

Concerns have been raised in regard to trip generation. The Highway Authority has assessed the proposal and has indicated that there would be a limited uplift in trip generation of 17 movements during peak times. This is considered to be acceptable and would not result in harm to highways users.

Therefore the proposal complies with policy CP10 and DM18.

### **Ecology and Biodiversity**

The proposal will have no impact as it 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) and is not overnight accommodation affecting Nitrates.

An ecology report has been submitted that has confirmed that there would be no adverse impacts to protected species. Enhancement measures including bird boxes, bat boxes and bee bricks are recommended. These have been secured via condition 18.

Therefore, the proposal complies with policy CP16.

### **Sustainability**

Developments should achieve the lowest level of carbon emissions and water consumption which is practical and viable. Policy CP11 expects new developments over 500sqm to achieve a BREEAM outstanding level in both energy efficiency and water

**Case No: 23/00447/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

usage. As the proposed building would be less than 500sqm in size policy CP11 is not triggered in this instance.

However the design of the building has incorporated sustainable practices such as windows positioned to maximise solar gain where possible and including green roofs to increase carbon capture.

### **Sustainable Drainage**

The proposal will make use of the existing mains drainage for foul water. No details have been submitted in regard to surface water and therefore details have been requested via condition (1).

Therefore, the proposal complies with policy CP15, DM16 and DM17.

### **Other Topics**

#### **Trees**

There are 4 TPO trees to the northwest of the site outside of the red line plan. A tree report and plans have been submitted that indicate that all development would be outside of the root protection area of the tree and thereby preventing harm. Conditions have been proposed to ensure that the construction works do not harm the tree (condition 6).

### **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.

### **Planning Balance and Conclusion**

The proposal would see the redevelopment of the existing building to a purpose-built office and retail space.

In accordance with relevant legislation (Ancient Monuments and Archaeological Areas Act, 1979) and policy (DM26 and CP20), this must be given substantial weight and importance. The identified harm means the scheme does not wholly comply with the intentions of LPP1 policy CP20 (Heritage and Landscape Character) and LPP2 policy DM29 (Heritage Assets). This concern reflects the consultation response from the Archaeologist.

It is accepted that a less than substantial degree of impact will result. At this level of impact NPPF paragraph 202 needs to be applied. This states:

*“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”*

**Case No: 23/00447/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

The public benefits from the proposal are considered to be the contribution made towards employment. This is encouraged by both policy CP8 of LPP1 which supports the regeneration and intensification of existing sites for employment purposes and MTRA2 which supports economic and employment development. The outcome of the development results in an enlarged and improved employment offering on a previously developed site, resulting in an increase for local employment and associated economic benefits. This assessment is reached having taken full account of Section 16 para 199 of the NPPF (2023), the Historic England guidance notes and Policy CP20 of WDLPP1 and DM29 of WDLPP2 and the historic environment section of the Planning Practice Guidance.

While the proposal is larger than the existing building and in a contrasting style to the surrounding area it is considered that the proposal would maintain the special character of the Conservation Area and would not result in harm to the listed building. Due to a quirk of the listing process the existing building is not listed however a condition removing permitted development is proposed to simplify the whole site.

The access and parking is considered acceptable and the proposal would not result in harmful impacts to the residential neighbours to the rear. Conditions are proposed to limit harmful impacts by way of overlooking, operation and delivery hours and business uses.

The proposal is therefore considered to be in accordance with the development plan.

**Recommendation Permit** subject to the following conditions:

### Conditions

#### Pre commencement conditions

1. Prior to the commencement of development hereby approved, details of surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority (LPA). Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system and the results of the assessment provided to the LPA. Where a sustainable drainage scheme is to be provided the submitted details shall:
  - a. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
  - b. provide a management and maintenance plan for the lifetime of the development to secure the operation of the scheme throughout its lifetime.

Prior to the occupation of the buildings hereby approved the surface water drainage works shall be carried out and shall thereafter be managed and maintained in accordance with the agreed management and maintenance plan.

Reason: To ensure satisfactory provision of surface water drainage in a sustainable way.

2. No development or any works of site preparation shall take place until the applicant or their agents or successors in title have implemented a programme of

**Case No: 23/00447/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

archaeological mitigation works, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing. No development or site preparation shall take place other than in accordance with the Written Scheme of Investigation approved by the LPA. The Written Scheme of Investigation shall include:

- a. The programme and methodology of site investigation and recording
- b. Provision for post investigation assessment, reporting and dissemination
- c. Provision to be made for deposition of the analysis and records of the site investigation (archive)
- d. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations. Policy DM26 Winchester District Local Plan Part 2; Policy CP20 of the Winchester District Joint Core Strategy

3. Following completion of archaeological fieldwork, within 9 months (unless otherwise agreed in writing) a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports and publication. The report shall be submitted to and approved by the local authority.

Reason: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available. Policy DM26 Winchester District Local Plan Part 2; Policy CP20 of the Winchester District Joint Core Strategy

4. No development shall take place until a Construction Environmental Management Plan (CEMP) which should be in accordance with the ecological mitigation measures set out in Environmental Statement and the ecological mitigation plan submitted for that Reserved Matters Application, has been submitted for each particular reserved matters application, and approved by the Local Planning Authority, to include details of:

- Development roles, contracts and responsibilities
- Public communications strategy including complaints procedure
- construction traffic routes in the local area
- parking and turning of operative, construction and visitor vehicles
- loading and unloading of plant and materials
- storage of plant and materials
- all deliveries and building works which should only be carried out between the hours of 0800 and 1800 hours Monday to Friday and 0800 and 1300 hours Saturday and no time on Sundays or recognised public holidays
- provision of boundary hoarding and lighting including construction lighting
- protection of trees, hedgerows and other natural features to be retained including their management until such time as they are adopted.
- details of proposed means of dust suppression and noise mitigation
- Measures to protect the listed building as necessary

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

- details of measure to be taken to prevent mud from vehicles leaving the site during construction
- the handling and management of construction waste
- Pest control
- A programme of phasing and demolition (if any) and construction work
- Location of temporary site buildings,  
Demolition and construction work will only take place in accordance with the approved method statement.

Only the approved details shall be implemented during the construction period.

Reason: To ensure that development should not prejudice highway safety nor cause inconvenience to other highway users or result in any other significant harm to the amenity of local residents, or to existing natural features.

5. No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp-proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.  
Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

6. The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with 15388-AA-MW. Telephone 01962 848403.

No Arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal and Tree Survey.

Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Tree Survey shall be agreed in writing by the Local Planning Authority.

No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The Arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved Arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the Arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

An Arboricultural Method Statement in accordance with BS5837 (2012) showing the protective measures for the trees on the Eastern boundary, including fencing and ground protection, shall be submitted to the Local Planning Authority for approval and shall be installed in accordance with the approved details prior to any

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

demolition, construction or groundwork commencing on the site and retained during construction.

Reason: To ensure protection and long-term viability of retained trees and to minimise impact of construction activity.

Conditions to be agreed Pre slab level.

7. No development shall take place above the Slab level until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

8. Prior to development above slab level a detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To improve the appearance of the site in the interests of visual amenity.

9. No development shall take place above slab level until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before occupation of the Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the area.

General conditions

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

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

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

Drawing number: 371-OBA-00-ZZ-DR-A-0102-P04 – Site plan proposed

Drawing number: 371-OBA-00-ZZ-DR-A-0710-P04 – Existing and Demolition Section

Drawing number: 371-OBA-00-ZZ-DR-A-0454-P04 – Street Elevation Proposed



WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

Drawing number: 371-OBA-00-ZZ-DR-A-0451-P04 – South West elevation proposed

Drawing number: 371-OBA-00-ZZ-DR-A-0352-P04 – Building Section Proposed

Drawing number: 371-OBA-00-ZZ-DR-A-0450-P04 – South East Elevation Proposed

Drawing number: 371-OBA-00-ZZ-DR-A-0252-P04 – Roof GA Plan Proposed

Drawing number: 371-OBA-00-ZZ-DR-A-0452-P04 – North West Elevation Proposed

Drawing number: 371-OBA-00-ZZ-DR-A-0453-P04 – North East Elevation Proposed

Drawing number: 371-OBA-00-ZZ-DR-A-0250-P04 – Ground Floor GA Plan Proposed

Drawing number: 371-OBA-XX-XX-DR-A-0702-P04 – Ground Floor GA Plan Proposed

Drawing number: 371-OBA-01-ZZ-DR-A-0251-P04 – First Floor GA Plan Proposed  
'Preliminary Ecological Appraisal Report: The Old Forge, Bishops Waltham, Hampshire' by Stark Ecology dated February 2023

Document Reference: C22154/TS01 – transport assessment

Document reference: JSL4650\_770 – tree report

Reason: For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the plans and documents from which the permission relates to comply with Section 91 of the Town and Country Planning Act 1990.

12. The office use hereby permitted shall only open to customers within the following times 0800-1800 Monday to Friday and at no time on Saturdays, Sundays or Public Holidays.

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

13. The retail use hereby permitted shall only open to customers within the following times 0800-1800 Monday to Saturday and 10am - 4pm on Sundays or Public Holidays.

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

14. No external lighting, whether free standing or affixed to an existing structure shall be installed on the site unless agreed in writing by the LPA.

Reason: To protect the character and appearance of the countryside.

15. The parking spaces as shown in the drawing 371-OBA-00-ZZ-DR-A-0102-P04 shall be implemented prior to the occupation of the development hereby approved and thereafter retained in accordance with the approved plan.

Reason: In the interests of highway safety.

16. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 2020 as amended (or any Order revoking and re-enacting that Order with or without modification), the building hereby permitted shall only be used for the following Class E (a) retail, E(c) financial, E(e) Healthcare and E(g) office, Research and Development and Light industrial and for no other use.

**Case No: 23/00447/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

Reason: In the interests of the amenities of the locality

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no development permitted by Classes G, M, MA, PA and T of Part 3 Schedule 2 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: In the interests of the attached listed building and impact on the character of the Conservation Area.

18. The development shall be carried out in accordance with the measures, conclusions and recommendations set out within the Preliminary Ecology Assessment. Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

Reason: To provide adequate mitigation and enhancement for protected species.

19. At no point will the first floor roof area be used as an amenity space.

Reason: In the interests of the amenities of the locality.

20. The windows on the first floor north west elevations as shown on the approved plan 371 - OBA - 00 - ZZ - DR - A - 0452 - P04 of the development hereby permitted must be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4 up to 1.7m above floor height and the glazing shall thereafter be retained in this condition at all times

Reason: To protect the privacy of the adjoining property and to prevent overlooking.

**Informative:**

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:-

Local Plan Part 1 Joint Core Strategy: DS1, MTRA2, MTRA4, CP8, CP9, CP10, CP15, CP16, CP19, CP20

Local Plan Part 2: DM1, DM15, DM16, DM17, DM18, DM24, DM26, DM27, DM28, DM30

3. In accordance with paragraph 38 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;  
-offering a pre-application advice service and,

**Case No: 23/00447/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

-updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

4. Any modifications to the approved drawings, whether for Building Control or any other reason, or any departure on site from what is shown, may constitute a criminal offence under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The applicant is required to draw this and other conditions on the Consent to the attention of any contractors or sub contractors working on site and furnish them with a copy of the consent and approved drawings.

All insulation to be natural / vapour permeable materials to ensure the breathability of the building is not compromised by the use of inappropriate insulation materials to ensure its long term future.

5. 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 on this please refer the Construction Code of Practice  
<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

6. The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement Conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

7. 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.