

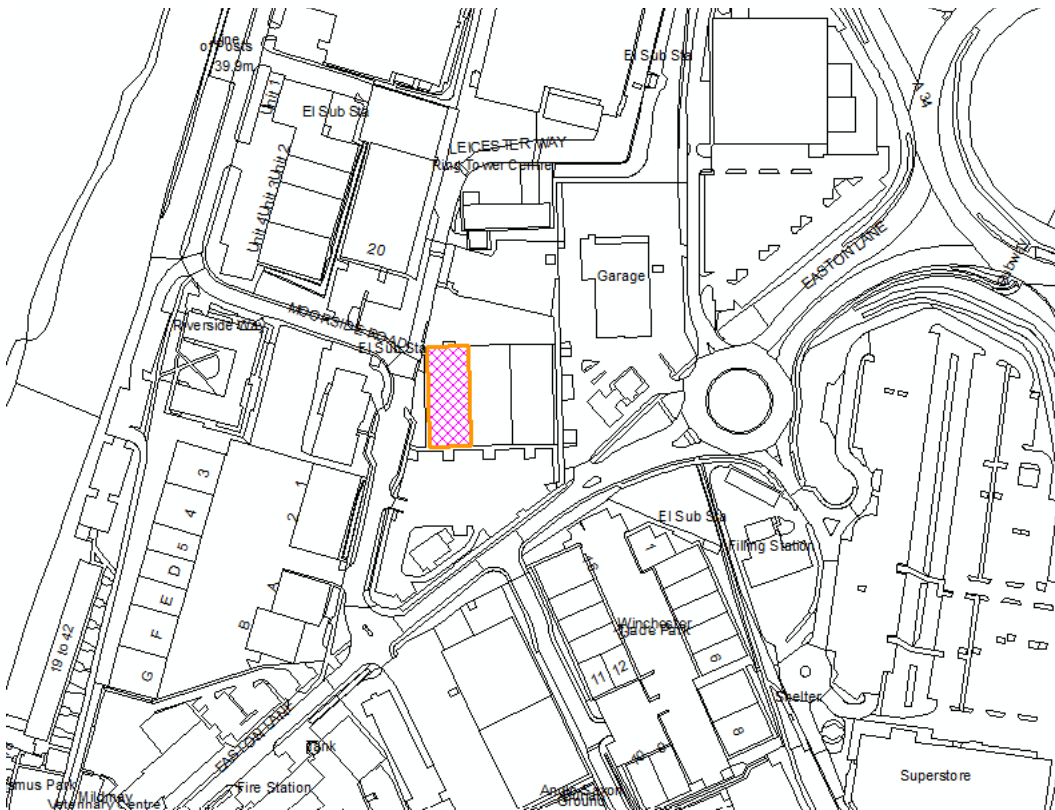
WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

<b>Case No:</b>	23/02436/FUL
<b>Proposal Description:</b>	Use of Unit 3 as a gym or for retail purposes within Class E (additional information)
<b>Address:</b>	Moorside Retail Park Moorside Road Winchester Hampshire
<b>Parish, or Ward if within Winchester City:</b>	St Bartholomew
<b>Applicants Name:</b>	Mr Harry Gittoes
<b>Case Officer:</b>	Mrs Megan Osborn
<b>Date Valid:</b>	29 November 2023
<b>Recommendation:</b>	Application Permitted
<b>Pre-Application Advice</b>	No

## Link to Planning Documents

Link to page – enter in reference number 23/02436/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, from the new evidence provided, the proposed change of use would not result in a detrimental impact on the town centre and there are no other sequentially preferable sites within a suitable

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catchment of the site. Therefore, it is acceptable in relation to planning policies DS1, WT1, CP8, CP8 of the LPP1 and WIN11 and DM7 of the LPP2.

### **General Comments**

The application is reported to Committee at the request of Cllr Tippitt-Cooper, Ward Councillor of St Bartholomew, based upon material planning considerations as shown in Appendix 1.

### **Amendments to application**

Amended information was submitted on the 18<sup>th</sup> September 2024 as follows:

- Addendum to the planning statement
- Marketing letter

The application was re-advertised for a further 21 days.

### **Site Description**

Moorside Retail Park is located to the north of Winchester near junction 9 of the M3. The retail park is location to the north of Easton Lane and is accessed from Moorside Road. It is made up of three retail units and currently only the middle one is occupied by 'Pets at Home' and both units either side are empty. Unit 3 was previously occupied by Currys. There is also a free standing drive-thru until operated by Costa to the south of the main retail units, nearer the road.

The retail park for these three units and Costa is served by approximately 146 parking spaces with rear service access from Leicester Way.

The building that this application is associated with is the unoccupied unit, which is the end unit adjacent to Moorside Road. This is 1080m<sup>2</sup> in floor space at ground floor level. The planning history shows an application for a mezzanine (10/02866/FUL), this was not implemented.

### **Proposal**

The proposal seeks permission for the use of Unit 3 (former Currys) as a gym or for retail purposes within Class E.

Changes to the Use Classes Order took effect on the 1<sup>st</sup> September 2020. Which meant that Class A1 retail and Class D2 gym, both fall within Class E (Commercial, business and service).

This planning application, rather than trying the remove the pervious condition restricting the type of retail to be sold on the premises, seeks a new full planning permission for the use of Unit 3 as a gym within Class E. It also seeks to retain appropriate flexibility to enable the unit to revert to the previously permitted retail use which also falls within Class E.

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The proposal will enable the application site to be occupied by PureGym.

**Relevant Planning History**

Planning permission was granted for the 'Erection of non food retail units' (94/00021/OLD). This was allowed with a condition restricting the goods allowed to be sold on the premises. Condition 8 read:

'The premises shall only be used for the sale of gardening sundries and equipment, timber, tools, furniture, floor coverings, DIY goods, electrical goods and other home improvement products and for no other purpose, including any other purposed in Class A of the Town and Country use class order 1987. The reason being: To ensure that the development conforms to the objectives of the Development Brief for retail warehouse on this site and does not trade in merchandise likely to affect the retail trade of the town centre.'

Planning permission was then granted for the 'Variation of condition 8 for application 94/00021/OLD'. The new condition then read:

The use of the premises shall be limited to the retailing of electrical goods, including domestic appliances, goods for home improvements, maintenance, repair or decoration, DIY and builders merchants products, including ironmongery, plumbing goods, timber, furniture, furnishings, floor coverings, goods for garden improvement and maintenance, including plants, leisure goods, boats, motor cycles, bicycles and accessories, boat parts and accessories and for not other purposed set out in the Class A1 if the Schedule to the Town and Country planning (use classes) Order 1987.

A further planning application was submitted (95/00025/OLD) for the modification of the previously modified condition on this site. This proposed to change the condition to allow premises to sell footwear, handbags, hosiery and items ancillary thereto. This application was refused as the modifications would be contrary to the Local plan, which restricts the site for retail warehousing, and it would likely harm the vitality and viability of the town centre.

A further application was permitted (97/00060/FUL) for the modification to the condition on this site again. This extended the condition to include the sale of stationery items only.

An application was then permitted (03/01787/FUL) for a further modification of this condition to:

'The use of premises shall be limited to the retailing of electrical goods, including domestic appliances, goods for home improvement, maintenance, repair of decoration, DIY and builders merchants products, including ironmongery, plumbing goods and timber furniture, furnishings, floor coverings and carpets, goods for garden improvement and maintenance, including plants, leisure goods, boats, motor cycles, bicycles and accessories, motor part and accessories and for no other purpose.

An application was made to unit 2 of the retail warehouse to change the original condition to 'The premises shall only be use for the sale of gardening sundries and equipment,

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timber, tools, furniture, floor coverings, DIY good, electrical goods, other home improvement products, pets and pet related products and for no other purposes including any other purpose in Class A1 of the Town and County planning use class order 1987.

In 2011, planning permission was granted for the installation of a mezzanine floor within unit 3 (the application site) for retail purposes (10/02866/FUL).

This permission was subject to 2 conditions, which repeated the earlier restrictions on the types of good that could be sold from the unit.

### **Consultations**

#### Service Lead – Built Environment (Strategic Planning) –

- Objections made to application in March 2024
- No objection to the proposals in light of the amended information submitted – 16<sup>th</sup> September 2024

#### Service Lead – Public Protection (Environmental Health) –

- No objections

#### Hampshire County Council (Highway Authority) –

- No objections

#### Economic Development

- Objection raised that the case has not been sufficiently proven for creating additional employment opportunities to offset any potential harmful impacts on the vibrancy and vitality of Winchester Town Centre and therefore cannot support this application at this stage. Additional has been submitted since these comments were made and no further comments have been made.

### **Representations:**

Cllr Tippet-Cooper – comments made 9<sup>th</sup> Jan 2024 -

‘I am concerned this application raises issues re a mismatch with the objectives of the Movement Strategy and emerging Hampshire LTP/4 policy and policy WT1 (Development Strategy for Winchester Town) which states that the town centre is the preferred location for new development that attracts high visitor numbers and that proposals for new floorspace of 1,000 sq. m outside the town centre will need to demonstrate that it would not have a harmful impact. Please could this application be called into planning committee for consideration.’

City of Winchester Trust -

No comments to make on this application

Comment from BID (Winchester Business Improvements District) – objection –

‘The proposals would negatively impact the viability and vitality of the city centre, which already has a strong offer in this sector with a mix of gyms as well as health and fitness services.

The proposals do not provide Winchester with something it is lacking and puts existing

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businesses in the city centre under pressure and at risk. Policy WT1 states “the town centre is the preferred location for new development that attracts high visitor numbers”.

Also, it states “proposals for new floorspace of 1,000 sq. m outside the town centre will need to demonstrate that it would not have a harmful impact” and we do not believe that reassurances to this end can be made.

Furthermore, the proposals do not align with the Winchester Movement Strategy and will likely result in an increase in traffic congestion and car journeys to and from the site. Gym membership involves a high frequency of visits. Because the site is outside the city centre with parking spaces it is more likely journeys will be made by car whereas the city centre is better served by public transport.’

5 Objections made for the first round of consultations received from different addresses citing the following material planning reasons. A further 2 objections were made in October 2024, these were not new objectors.

- This will result in additional traffic
- The use as a gym is not needed in Winchester, it will impact on other existing gyms within Winchester.
- Impact on vitality and viability of town centre
- There is no need for this additional gym in Winchester.
- This will have an impact on the local economy.

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

- A large gym outside the city centre with free parking is welcomed.

### **Relevant Government Planning Policy and Guidance**

#### National Planning Policy Framework (December 2023)

- 2. Achieving sustainable development
- 6. Building a strong, competitive economy
- 7. Ensuring the vitality of town centres
- 8. Promoting healthy and safe communities

#### National Planning Practice Guidance

Determining a planning application  
Planning Obligations  
Travel Plans, Transport Assessments and Statements  
Use of planning conditions

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

DS1, WT1, WT2, CP8

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

WIN1, WIN2, WIN4, WIN11, DM7

#### Supplementary Planning Document

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National Design Guide 2019  
High Quality Places 2015  
Air Quality Supplementary Planning Document 2021  
Central Winchester Regeneration (CWR) area June 2018  
Retail need & capacity assessment August 2020

Other relevant documents

Winchester District Local Plan 2020-2040: Regulation 19 Consultation  
Climate Emergency Declaration, Carbon Neutrality Action Plan 2020-2023.  
Nature Emergency Declaration  
Statement of Community Involvement 2018 and 2020  
Winchester District Economic Development Strategy 2010-2020  
Hampshire Economic Assessment

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

The proposed changes to the NPPF that are currently being consulted on identify an anticipated approach on Government policy. However, as this is only a public consultation document at this stage, it does not yet hold substantial material weight.

The Regulation 19 Local Plan, as now agreed by Full Council, can be given appropriate and increasing weight in the assessment of development proposals in advance of Examination and Adoption.

The following policies are relevant in the consideration of whether the principle of development is acceptable for this proposal:

**DS1 – Development Strategy and Principles**

Sets out the 'town centres first' approach to retail, leisure or other development proposals that are high attractors of people. It sets out a hierarchy of centres with Winchester at the top as a Sub-regional town centre.

**WT1 – Development Strategy for Winchester Town**

Sets out detailed strategy for Winchester Town and promotes the town centre as the preferred location for new development that attracts high visitor numbers, including retail. Proposals for new floorspace of 1,000 sq. m outside the town centre will need to demonstrate that they would not have a harmful impact on the town centre.

**CP10 - Transport**

CP10 states that development should be located to reduce the need to travel and encourages the use of non-car modes of travel.

**WIN2 - Town Centre**

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WIN2i) supports developments within the defined town centre that 'contribute to maintaining Winchester's role within the hierarchy of retail centres and promote the town centre as the natural destination for visitors and shoppers'.

WIN11 – Winnall

The application site is within the area subject to Policy WIN11 Winnall, and specifically sub-area 2. In this location employment generating uses outside of the traditional B class uses may be permitted. A series of criteria i) – v) are listed in respect of this. In respect of v) the policy states that where a new town centre use is proposed, evidence should be provided to show that a sequential approach has been applied to demonstrate that the use could not reasonably be accommodated in a more sequentially preferable location.

DM7 – Town, District and Local Centres

DM7 states that town centre uses that attract large numbers of people should be located within the identified boundaries of town, district and local centres. Relevant uses are listed, including all A1 - A5 (retail) classes (as existed in 2017).

DM7 also states that such proposals outside defined centres will be subject to a sequential test and should avoid significant harmful impacts on those centres.

Proposed use(s)

The NPPF defines a gym as a town centre use.

This was previously within Use Class D2 and is now within Class E(d) from 01.09.20.

Permitted development rights allow changes between uses within Class E. However, there is a condition on the previous application that restricts the types of goods sold in these units.

The condition reads:

'The use of the premises shall be limited to the retailing of electrical goods, including domestic appliances goods for home improvements maintenance repair or decoration DIY and builders merchants products including ironmongery, plumbing goods, timber, furniture furnishings, floor coverings, goods for garden improvement and maintenance, including plants, leisure goods, boats, motor cycles, bicycles and accessories motor parts and accessories and for no other purpose set out in Class A1 of the Schedule to the Town and Country Planning Use Classes Order 1987.'

This planning application, rather than trying to remove this previous condition restricting the type of retail to be sold on the premises, seeks a new full planning permission for the use of Unit 3 as a gym within Class E. It also seeks to retain appropriate flexibility to enable the unit to revert to the previously permitted retail use which also falls within Class E still applying the previous condition above.

Sequential Test

In this out-of-centre location, the Council requires developments for town centre uses to pass the sequential test or have other specific reasons that require them to be in that location. In order to not allow proliferation of town centre uses in inappropriate locations, restrictions are usually placed on permissions.

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DS1, WT1, WIN2 and DM7 emphasise the importance of Winchester Town Centre as the prime location for main town centre uses under the 'town centres first' sequential approach. With regard to the Winnall area sub-area 2, where the proposed development is located, as well as requiring a sequential test for new town centre uses, WIN11 criteria v) requires evidence to be provided to show that a sequential approach has been applied to demonstrate that the use could not reasonably be accommodated in a more sequentially preferable location.

The applicant submitted a sequential test, which firstly was not considered acceptable as it was thought that the applicant's arguments were not robust enough to show that there were not any other preferable sites available.

An addendum to this report has now been submitted and concluded the following:

- There are no alternative sites in sequentially preferable locations that are both available and suitable for the proposed development.
- The alternative locations assessed are considered not to be specific to the business model of the proposed occupier but would be common to all types of budget gym operator seeking to provide a large format gym of 1000m<sup>2</sup> in the Winchester area.
- Alternative sites were discounted for a number of reasons including the incompatibility of gym use with existing and adjoining uses, unfeasible works to subdivide and segregate the available floor space, inefficient layouts including unusable floorspace, limited ceiling heights, the need for floor strengthening, the lack of parking and the need for significant acoustic mitigation.

The assessment reveals that the other sites were considered are more constrained than this application site, and even when taking into account a reasonable degree of flexibility they would be unsuitable for this development.

Therefore, the LPA is content that the test is reasonable in its scope, methodology and conclusions and it is considered that the applicant has provided sufficient information to demonstrate that the sequential test is met and there are not sequentially preferable sites.

On this basis, the lack of sequentially preferable sites demonstrates the need for an out-of-centre location as required by policy WIN11.

#### Impact

Policies WT1 and DM7 seek to avoid unacceptable impacts on town centres, including any effects of existing, committed or planned public or private regeneration or investment in the town centre. The proposal exceeds the local threshold for an impact assessment of 1,000 sqm set out in policy WT1.

The applicant has submitted an impact assessment that states that there is sufficient capacity for additional growth and diversification within the gym market for Winchester Town, quoting the findings of the RTCUS (2020) that there was market demand for new gym facilities, particularly around Winchester Town. Their submission also highlights the most recent level of growth of 3.9% between 2022-2023 in the health and fitness sector, suggesting ongoing demand. In addition, it was further noted that there has been little change in provision since the publication of the 2020 study and that the partial refresh of the Winchester Town Centre Uses Study published in 2024 confirms an ongoing requirement for 2 new gyms by 2032.

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The applicant's assessment therefore argues that any effects would be short-term and spread across the existing provision within the town centre and wider Winchester Town area.

There may be some impact on existing facilities via trade diversion and possibly on some future proposals for gyms. However, it is accepted that this is hard to quantify. It is likely that leisure use may form part of future regeneration proposals within the town centre, but it is also accepted that these have not been specified in agreed plans at the moment and so it is not possible to say whether this application would have a negative effect in this regard.

It is concluded that although there may be some impact on the town centre, it is not proven that this would be significant in relation to the considerations set out in paragraph 94 and 95 of the NPPF, particularly in the context of an underlying increase in demand.

It is also noted that under permitted development it could be possible to insert a mezzanine floor into the application premises which could substantially increase the scale of the gym which in turn could potentially increase its impact on the town centre. A larger gym would also throw into question the accuracy of the sequential test that has been undertaken on the premise of a 1,000 sqm facility. It is therefore proposed to attach a condition (condition 5) to remove this permitted development opportunity to insert a mezzanine floor, in order to protect the town centre and ensure the validity of the submitted sequential test.

#### Loss of Existing Use

The initial assessment of the application submitted revealed that there has not been sufficient attempt to market the vacant Curry's unit for alternative retail warehousing. A marketing report has been submitted, as an additional document, which concluded that a marketing campaign stretching over 18 months was carried out and the site was marketed through various established methods in the out of town retail sector and it shows that there was no interest in unit 3, for the reasons as set out in the report.

This unit is 1080m<sup>2</sup>. Since the application was first submitted, unit 1 has been vacated. The two units are not contiguous and therefore could only be amalgamated if unit 2 were to become available. This is a limiting factor as it narrows the list for potential occupiers.

The research done within the marketing exercise found that the type of retail, for bulky goods was not getting enough trade in these locations and that since leaving Winchester trade has moved to other nearby destinations, such as Southampton or Basingstoke.

The evidence provided suggests that this site was marketed to a wide variety of retail providers in many different forms of advertising. It is therefore considered that the marketing campaign has been as thorough as possible.

A number of tenants, who could trade within the guidelines of the condition imposed on the site were considered. The responses from those retailers were negative, which has been set out in the submitted report.

From the amended information submitted, the LPA concludes that the application has undergone a thorough marketing campaign, using various methods, and it is considered

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that, from the evidence provided, the loss of this retail unit to be used as a gym, is acceptable, subject to a suitably worded condition that returns the use of the unit to restricted retail uses if this is no longer needed as a gym.

Therefore the application is acceptable in relation to policies DS1, WIN2, WIN11, DM7, WT1.

**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**

This application doesn't involve any change to the external appearance of the building. Therefore, this would not impact the character of the surrounding area for the reasons stated above.

There will be a change to the activity of the site from a shop to a gym, however this change in activity would not result in any additional harm to the character of the surrounding area and is therefore acceptable.

Therefore it is considered that the proposal complies with policies DM15, DM16 and DM17 of the LPP2.

**Development affecting the South Downs National Park**

The application site is located 155m 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 182 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 distance and intervening features, an adverse impact on the National Park and its statutory purposes is not identified.

In conclusion therefore 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**

No Impact, the works do 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**

There are no nearby neighbouring residential amenities within the surrounding area and therefore this would not result in a material planning harm on residential amenities.

There are businesses in the local area, however the change in activity to this site and the potential noise from music would be contained within the site and therefore would not result in a detrimental harm on the amenities of neighbouring businesses.

Therefore, it is considered that the proposal complies with policy DM15, DM16 and DM17 of the LPP1.

**Sustainable Transport**

Moorside Retail Park is situated to the north of Winchester, approximately 250m from Junction 9 of the M3. The site is currently positioned to the north of Easton Lane, which is accessed from Moorside Road. Currently, comprising of three retail warehouse units including Pets at Home and former Currys and Halfords.

**Bus:**

The nearest bus stop is located within 100m of the application site. This stop provides frequent services via Stagecoach 2 between Winnall, Winchester and Stanmore, running every twenty minutes. This service finishes early in the day and doesn't run into the evening.

**Cycling:**

There is no dedicated cycle route in the vicinity of the site, but the roads surrounding the proposed development are subject to 30mph with good forward visibility, which serve suitable road conditions for cycling.

**Access**

The vehicular access to the proposed new gym will be via the existing access from Easton Lane. As it is not likely for the proposed development to create an increase in trips, the Highway Authority raises no concerns with this.

**Traffic Generation**

A trips assessment has been carried out using the TRICS database. The applicant states the resultant trip rates are 20 AM two-way peak trips and 13 departures during the times of 8am and 9pm. Whilst no existing trip data has been submitted, checks have been undertaken utilising the TRICS database, and it would be anticipated that the Gym use would be less than the existing retail. As such, there is a potential benefit to the local highway network.

**Parking**

The proposed level of parking provided does not raise concerns regarding an overspill of parking on the local highway.

It is considered that the proposal complies with policy DM18 of the LPP2, which requires provision to be made for parking and access to a site. However, in relation to policy CP10, it is considered that this proposed development is contrary to this policy in that due to the location and lack of public transport for later hours, this would not reduce the need to travel, however it is considered that this would not warrant the refusal of this application.

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**Ecology and Biodiversity**

The proposal would have no impact on the ecology or biodiversity of this site as it involves no external changes.

**Sustainability**

This is the conversion of an existing building and therefore policy CP11 does not apply to the conversions of buildings.

This site is located within the Air Quality Catchment Area, however it is for the conversion of an existing building and not new floor area and therefore an Air Quality Statement is not required.

The proposal therefore complies with policy CP11 of the Local Plan Part 1.

**Trees**

Policy DM24 of the LPP2 allows development which does not result in the loss or deterioration of ancient woodlands, important hedgerows, special trees, ground flora and the space required to support them in the long term.

The application site and surrounding area does not contain any trees and there is therefore no conflict with policy DM24.

**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**

This application has undergone a thorough assessment and further information in the form of sequential test and a marketing report was submitted, which has allowed the LPA to assess this application fully.

It has been concluded that that proposed change of use to a gym, would not result in a detrimental impact on the town centre and there are no other sequentially preferable sites within a reasonable catchment of the site.

Sufficient marketing of this site has been carried out, and it concluded that this was the best use for the site, at present.

It was also concluded that the site would not result in an increase in highway movements to and from the site, above that of the existing retail unit.

Therefore, this application is recommended for approval as it satisfies policies DS1, WT1, CP8, CP8 of the LPP1 and WIN11 and DM7 of the LPP2.

**Recommendation**

Permitted, subject to the following conditions:

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**Conditions**

1. 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).

2. Notwithstanding the provisions of the Town and Country Planning Use Classes Order 1987 (as amended), the Class E use of the premises shall be limited to Class E(a) or Class E(d). The Class E(a) use shall be limited to the retailing of electrical goods, including domestic appliances, goods for home improvements, maintenance, repair or decoration, DIY and builders merchants products including ironmongery, plumbing goods, timber, furniture, furnishings, floor coverings, goods for garden improvement and maintenance including plants, leisure goods, boats, motor cycles, bicycles and accessories, motor parts and accessories and for no other purpose.'

Reason: To ensure that the development conforms to the objectives of the Development Brief for retail warehouse on this site and does not trade in merchandise likely to affect the retail trade of the town centre.

3. Prior to any external lighting being installed, details shall be submitted to and approved, in writing, by the Local Planning Authority. Details should include information of the timing of lighting switching on and off and any dimming of lighting proposed. Development shall be undertaken in accordance with the approved details.

Reason: To protect the appearance of the area, the environment and local residents from light pollution.

4. Prior to the development hereby permitted commencing, a cycle parking plan shall be submitted to, and approved in writing by the LPA. The plan shall show the location, type and amount of cycle parking proposed. The parking approved shall be implemented before the use of the gym commences.

Reason: To ensure suitable cycle parking for the use of this site as a gym.

5. 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 upper floorspace shall be inserted into the building, without a fresh grant of planning permission.

Reason: To limit the scale of the proposed gym use in order to avoid unacceptable impacts on the town centre.

**Informatives:**

1. In accordance with paragraphs 186 and 187 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;

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- offering a pre-application advice service and,
- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the applicant was updated of any issues after the initial site visit and a meeting was held and the applicant has been updated on the progress of the application throughout the process.

2. 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.

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

Local Plan Part 1 - Joint Core Strategy: DS1, WT1, WT2, CP8, CP10

Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations: WIN1, WIN2, WIN4, WIN11, DM7

4. 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.

The submitted details should be clearly marked with the following information:

The name of the planning officer who dealt with application  
The application case number  
Your contact details  
The appropriate fee.

Further information, application forms and guidance can be found on the Council's website - [www.winchester.gov.uk](http://www.winchester.gov.uk)

## Appendix 1

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

<b>Request from Councillor: John Tippet-Cooper</b>
<b>Case Number: Reference 23/02436/FUL</b>

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<b>Site Address:</b> <b>Moorside Retail Park Moorside Road Winchester Hampshire</b>
<b>Proposal Description:</b> <b>Use of Unit 3 as a gym or for retail purposes within Class</b>
<b>Requests that the item be considered by the Planning Committee for the following material planning reasons:</b>  I am concerned this application raises issues re a mismatch with the objectives of the Movement Strategy and emerging Hampshire LTP/4 policy and policy WT1 (Development Strategy for Winchester Town) which states that the town centre is the preferred location for new development that attracts high visitor numbers and that proposals for new floorspace of 1,000 sq. m outside the town centre will need to demonstrate that it would not have a harmful impact.  There is also a question of whether the conversion of usage is appropriate given the nature of the business, which is already well catered for in Winchester. If a decision to convert the usage is to be taken, it may be more appropriate to do so for a business that accounts for an unmet need in Winchester. For example, a site of this nature could offer an opportunity to a provider of children/young people's entertainment facility, such a soft play centre, which is in great demand in the city.  Please could it be called into the Planning Committee for consideration.