

**Hampshire County Council  
Director of Economy, Transport & Environment**

**Applicant: Hampshire County Council**

**Retrospective application for the use of two temporary buildings until 31 December 2016 at Hampshire Wardrobe, Chilcombe Lane, Winchester, Hampshire SO23 8RD (Application No. 12/01384/HCS)**

**(Received: 17 May 2012)**

### **General**

Retrospective planning permission is sought for the retention of two temporary buildings. Temporary planning permission is sought for a five year period, until 31 December 2016. The buildings are required for the Hampshire Wardrobe company. It is the intention that a centralised storage solution is secured in the future.

Planning permission was initially granted for the erection of two temporary buildings for a period of five years in 2006 (06/01675/HCS).

The site area is 0.21ha on the southern edge of the Chilcomb Museum Headquarters, Chilcomb Lane, Winchester.

### **Development Plan**

The development plan document to be considered is the Winchester District Local Plan Review (2006), saved policies (2009). The appropriate saved policies for consideration are CE.3 (Development in Gaps) and CE.5 (Landscape Character).

### **Consultations**

**Winchester City Council** planning officer has discussed the planning application over the telephone with the Hampshire County Council case officer and stated that they are unlikely to object to the application. It was noted that the Winchester City Trust have acknowledged the application and stated that they have no comments to make on the application.

**South Downs National Park Authority** have, as neighbouring Planning Authority no objection to the proposed development.

**Councillor Collin** has been consulted on the application, no comments received.

### **Representations**

One letter from a local resident has been received. There is no objection to the extension of time for the current use of the building so long as the planting which was approved under the 2006 planning permission takes place. This will ensure there is no visual impact.

## **Commentary**

The principle of the development has been established. The planting that was proposed under the 2006 planning permission was implemented, but did not establish. Consequently it is necessary through this planning permission to ensure that the hedgerow is planted again and maintained for 5 years to ensure there is appropriate screening of the buildings. With the planting in place there will not be a negative impact on the character of the area (saved policy CE.5). Planning permission for a temporary five year period is acceptable and therefore planning permission is recommended for approval.

## **Recommendation**

That permission be granted subject to the following reason for approval and conditions:

### **Reason for Approval**

1. It is considered that the proposal would be in accordance with the development plan (summary attached) and would not materially harm the character of the area ( saved policy CE.5).

### **Conditions**

#### Time Limits

1. The temporary buildings hereby permitted shall be sited for a limited period only, expiring on 31 December 2016 or when the permanent development is occupied, whichever is the sooner. At the end of this period the buildings shall be removed and the land reinstated to its former condition as soon as possible.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 and to secure the visual amenity of the locality, as the building is not considered suitable for permanent retention.

#### Hours of Working

2. Unless otherwise agreed in writing by the Local Planning Authority the development shall only be operated between the following hours: 0800 -1800 Monday to Friday. There shall be no working on Saturdays, Sundays or recognised public holidays.

Reason: In the interests of local amenity.

#### Landscaping

3. In accordance with plan A/5/1452/A dated July 2012 the hedgerow shall be planted in the next planting season (October to March). The hedgerow shall be of a species to match the existing adjacent boundary hedge. Any trees or shrubs which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of visual amenity in accordance with saved policy CE.5 of the Winchester District Local Plan Review.

**Case Officer** .....

**Kristina King**

**Date**...18 July 2012.....

**Authorised on behalf of the Director of the Economy, Transport & Environment**

.....Peter Chadwick.....

**Date**.....18/07/2012.....

**Annexe to Reasons for Conditions**  
**(as required by Article 22 of the Town and Country Planning**  
**(General Procedure) Order 1995 – as amended)**

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**Winchester District Local Plan Review (2006) saved policy review (2009)**

**Saved Policy CE.3 – Development in Gaps**

Development (including changes in the use of land) in the Strategic and Local Gaps, which would otherwise be acceptable in the countryside, will only be permitted if they do not physically or visually diminish the Gap and thus undermine the Gap's function and:

- i. Do not require substantial buildings or structures or, where buildings are necessary, they are small-scale, ancillary to the proposed use, and sited unobtrusively, preferably as part of an existing group;
- ii. Do not include extensive hard surfaced areas or open storage;
- iii. Retain and incorporate appropriate management of areas of open land, woodland, hedgerows and trees.

**Saved Policy CE.5 – Landscape Character**

Development which fails to respect the character of the landscape, or harms the key characteristics of the Landscape Character Area concerned will not be permitted.