

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

Applicant: Hampshire County Council

**Extension of time for Condition 1 of Planning Approval 11/00117/HCS
WRI83 for a further two years until 31 March 2015 at East Winchester Park
and Ride, Bar End Road, Winchester, SO23 9NP (No. 13/00006/HCS)**

(Received: 18 January 2013)

General

Planning permission is sought to vary condition 1 of planning permission 11/00117/HCS for the retention of the East Winchester Park and Ride (Former Bar End depot), Bar End Road, Winchester for a further two years until 31st March 2015.

The site comprises an area of 0.74 hectares. The site is adjacent to the Winchester Household Waste Recycling Centre (HWRC) and is separated from St Catherine's Park and Ride by a belt of mature trees. A pair of semi detached houses adjoin the site, the nearest being owned by the County Council.

Development Plan

The following policies are relevant: Winchester District Local Plan Review (2006) Policy W4 in that it retains a Park and Ride car park and Policy E2 in that it would not result in the permanent loss of employment land.

Consultations

Councillor Collin
Environmental Health Winchester
Winchester City Council
Environment Agency Southern
Natural England

Has been informed of the proposal.
No objection
No objection
No comments received.
Natural England have no comments to make on the proposal as they do not believe the development is likely to impact on the purposes of the designation of the South Downs National Park Authority. Although the application is within close proximity to the River Itchen and St

Catherine's Hill Sites of Special Scientific Interest (SSSI), given the nature and scale of the proposal Natural England is satisfied that there is not likely to be an adverse effect on these sites as a result of the proposal being carried out in strict accordance with the details of the application as submitted.

No objection

Highway Authority

Commentary

Planning permission for the use of the site as a car park was granted in 2007 to provide parking for employees of Hampshire County Council who previously used the parking provided in the County Councils top deck car park at Ashburton Court, The Castle. The temporary parking facility was created to enable work to be undertaken to refurbish Ashburton Court, which has now been completed.

In March 2011 planning permission was granted for an extension of time until 31st March 2013 as it was agreed that this would help manage the disruption from the Andover Road rail bridge closure as well as relieve the traffic pressure on the town centre.

The County Council has aspirations for the redevelopment of the proposal site but given the current economic climate it is felt that on balance, there would be both political and economic merit in allowing an extension of time for continued the use of the site as a car park until 31st March 2015 rather than leaving it vacant whilst an alternative use is sought. Therefore, the temporary continuation does not conflict with policy E.2 of the Winchester District Local Plan Review (2006) which seeks to safeguard employment sites.

The proposal is also in accordance with policy W.4 of the Winchester District Local Plan (2006) as it retains a park and ride facility which is linked to the city centre. The proposal is not unduly intrusive or harmful to the special landscape setting of Winchester and has suitable access for cars and buses.

The use of the car park is to remain as existing and the extension of time is not anticipated to result in an increase in the travel demand. The proposal also reduces congestion as well as vehicle emissions in the city and would also reduce the amount of car parking in central Winchester. Therefore no objections to the proposal have been raised in relation to highways safety and convenience.

Furthermore, the applicant has confirmed that the car park has be regularly maintained and would not require and further investment to keep it in its present usable state.

Taking the above into account the continued temporary use of the site as a staff car park would not prejudice any future employment use and is in accordance with policies E.2 and W.4 of the Winchester District Local Plan (2006).

Recommendation

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

Reasons for Approval

It is considered that the proposal would be in accordance with the Winchester District Local Plan Review (2006) Policy E.2 in that it would not result in the permanent loss of employment land and Policy W.4 in that it retains a Park and Ride car park.

Conditions

Time Limits

1. The development hereby permitted shall be for a limited period only, expiring 31 March 2015, after which period the use as a car park shall cease.
Reason: The proposal is not suitable for permanent use.

Plans and Particulars

2. The development hereby permitted shall be carried out and completed strictly in accordance with the approved plans, specifications and written particulars identified within the decision notice.

Reason: To ensure that the development is carried out in accordance with the approved details.

Protection of Water Environment

3. The approved drainage scheme shall be maintained for the car park, to prevent pollution of water resources.

Reason: To prevent pollution of water resources

Notes to Applicant

1. In determining this planning application, the Local Planning Authority has worked with the applicant in a positive and proactive manner in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.
2. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.

Case Officer
Fay Eames

Date...13/03/2013.....

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

.....P Chadwick.....

Date.....13/03/2013.....

Annexe to Reasons for Conditions (as required by Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010)

Winchester District Local Plan Review (2006)

Policy E.2

In order to retain and increase the variety and number of employment opportunities in the District, proposals involving the loss (by change of use or redevelopment) of existing sites or premises in lawful use within Use Classes B1, B2 or B8 (or sites permitted or allocated for these uses) will only be permitted where:

- (i) the retention or expansion of the existing use would cause overriding environmental or highway objections which the proposed development would overcome; or
- (ii) the local planning Authority is satisfied that the need for the proposed development outweighs the benefits of retaining the existing use.

Policy W.4

Planning permission will be granted for Park and Ride car parks in or around Winchester, linked to the city centre by exclusive bus services with bus priority schemes, provided that:

- (i) the proposal would not be unduly intrusive or harmful to the special landscape setting of Winchester;
- (ii) suitable means of access can be provided for cars and buses and any associated traffic management measures can be accommodated satisfactorily.

If schemes are proposed outside the policy boundary of Winchester, the Local Planning Authority will need to be satisfied that the benefits of the scheme outweigh conflicts with countryside or other policies of the plan. Only facilities essential to the satisfactory and successful operation of park and Ride will be permitted in such locations.

A Park and ride car park and associated infrastructure will be permitted at Bushfield Camp, in association with recreation development planned for this site (see Policy W.3).