

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Regulatory Committee
Date:	22 March 2011
Title:	Extension of Time for Condition 3 of Planning Permission 05/03019/HCS W08495/15 for Continued Use as a Car Park for a further Two Year Period until 31 March 2013 at Former Depot, Bar End Road, Winchester (Application No: 11/00117/HCS) (Site Ref: WR183)
Reference:	2755
Report From:	Head of Planning and Development

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1. Executive Summary

- 1.1. The site was granted temporary consent in 2005 as a consequence of the Ashburton Court redevelopment, and was extended in 2010 to 31 March 2011. The proposal is for a further two year extension of time whilst the County Council considers the appropriate long term use of the site.
- 1.2. The issue is whether the continued use as a temporary car park is acceptable notwithstanding the circumstances have changed.
- 1.3. It is considered that the proposal would be in accordance with the Winchester District Local Plan Review (2006) Policy W4 in that it retains a Park and Ride car park and Policy E.2. in that it would not result in the permanent loss of employment land. covered in report

2. Site and proposal

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

- 2.2. In 2005 Planning permission (05/03019/HCS) was granted for a temporary 254 space staff car park, as a replacement for the car parking which was removed as part of the redevelopment of former Ashburton Court. Condition 3 of the planning consent stated;

The development hereby permitted shall be for a limited period only, expiring five years from the date the car park becomes operational or the opening of a refurbished car park at Ashburton Court or a new South Winchester Park and Ride Facility whichever is the sooner.

- 2.3. The new South Winchester Park and Ride facility opened 19 April 2010, therefore triggering the date for expiry under Condition 3. An application was submitted and approved (10/00738/HCS) for an extension of time to 31 March 2011 as an interim measure to help manage the disruption from the Andover Road rail bridge road closure and to relieve pressure on the town centre and the new Park and Ride car parking.

- 2.4. The long term use of the site is under review as part of the Capital and Assets Pathfinder project sponsored by the Department of Communities and Local Government. This entails consulting with all public bodies who have assets in the city, to review utilisation, both current and future, to make joined up decisions around optimisation of public sector assets.

- 2.5. The continued use as a car park, associated with the Park and Ride, until the long term use of the site is decided will have benefits in both reducing congestion and vehicle emissions in the city. It also supports the County Council's ongoing reduction of car parking in central Winchester, which is associated with the recent headquarters office rationalisation.

- 2.6. Therefore the proposal is to retain the car park until the long term use has been decided, the request is for a further 2 years.

3. Development plan

- 3.1. Winchester District Local Plan Review (2006) policies E2 Employment and W4 Winchester Park and Ride are relevant.

4. Consultations

- 4.1. **Councillor Collin** comments 'I have now consulted quite widely and I have decided to object to this proposal. I do not believe it is justified to keep this former depot site open as a staff car park. This is against the spirit of the County's own travel plan. There has been ample time to prepare for the expiry of this temporary planning permission during the extension period which was granted as the railway bridges were closed. The County Council should be seeking to make better and more profitable use of this valuable asset with considerable employment potential as soon as possible as that will best serve the public interest.'

4.2. **Winchester City Council** raises no objection.

4.3. **Highway Authority** raises no objection.

4.4. **Environment Agency** raises no objection.

4.5. **Natural England** raises no objection.

5. Representations

5.1. No representations received.

6. Commentary

6.1. The circumstances when the temporary car park was originally permitted were as part of the redevelopment of the former Ashburton Court, as an interim measure prior to the new South Winchester Park and Ride becoming operational. It was retained to help in limiting the disruption due to the work on the railway bridges in Winchester. These reasons no longer apply, and therefore the issue is whether the continued use as a temporary car park is acceptable notwithstanding the circumstances have changed.

6.2. The temporary car park adjoins the St Catherine's Park and Ride, and in effect operates as a small extension to the Park and Ride for County Council staff. Park and ride provision is supported by policy and has benefits in reducing parking and the environmental impacts of traffic in central Winchester.

6.3. The site was formerly in employment use as a depot, and also had the benefit of planning permission for industrial/commercial use which has now expired. The long term future of the site is under consideration as part of the Capital and Assets Pathfinder project, but in the current economic climate the site is unlikely to attract an alternative use immediately if the car park use ceases. Therefore its temporary continuation does not conflict with the policy E2 which seeks to safeguard employment sites. Whilst Councillor Collin's comment that 'The County Council should be seeking to make better and more profitable use of this valuable asset with considerable employment potential as soon as possible' is understandable it is not a planning consideration. This is a matter for the County Council in its role of landowner not as planning authority.

6.4. In conclusion the continued temporary use of the site as a staff car park would not prejudice future employment use and is in accordance with policy.

7. Recommendation

- 7.1. That planning permission in respect of change of use from highway depot to temporary car park at former Depot, Bar End, Winchester (Application No. 05/03019/HCS) be granted, subject to the conditions detailed in Integral Appendix B.

Links to the Corporate Strategy

Hampshire safer and more secure for all:	no
Corporate Improvement plan link number (if appropriate):	
Maximising well-being:	no
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	yes
Corporate Improvement plan link number (if appropriate):	

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

Document

Location

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Planning and development Environment Department
QE II West
The Castle
Winchester

CONDITIONS

Time Limits

1. The development hereby permitted shall be for a limited period only, expiring 31 March 2013, after which period the use as a car park shall cease.

Reason: The proposal is not suitable for permanent use.

Protection of Water Environment

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

Reason: To prevent pollution of water resources

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

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).