Title Picture - TrustNews Dec 19



Carfax Hotel

The Carfax Hotel stood at the corner of Sussex Street and Station Hill until it was demolished to make way for the new Record Office. It gives its name to the “Carfax site" of Station Approach (see “Chairman's Jottings"). The word “Carfax" comes from Latin quadrifurcus via French carrefour, meaning "crossroads". Carfax in the centre of Oxford is a meeting of four roads, but in Winchester six roads meet at Carfax: Sussex Street, Station Hill, Stockbridge Road, Andover Road, Swan Lane and City Road.

Chairman's Jottings - TrustNews Dec 19

Station Approach

As I am sure everybody is now aware, the City of Winchester Trust were responsible for legally challenging the outline planning approval given for Station Approach by Winchester City Council. W.C.C. consented to the quashing of the planning permission and the High Court has issued an order requiring W.C.C. to pay the Trust's legal costs.

We considered that there were a number of planning application infringements which had been disregarded as well as the fact that Historic England, The South East Design Review Panel the National Park Authority among others had all queried the context, density and height of the scheme.

All the comments sent to W.C.C. were not dissimilar in their content and one would have thought at least some of them would have sounded a warning bell, particularly as some had legal implications.

Our basic problems with the submitted scheme are:

- It is too high and bulky leading to an overdevelopment of the site.
- The development overpowers the existing housing in Gladstone Street and also has an inactive frontage along this street.
- The scheme is out of context with the surrounding conservation area, particularly when it would be viewed from the other side of the valley in which the centre of Winchester sits.
- The scheme overpowers the Record Office and its setting.
- There appears to be no regard paid towards the recent movement study by demanding a large number of cars to be parked within the scheme with the access and ingress in Gladstone Street, which adds to an already vehicle congested area of Winchester.



Station Approach Model - Image from WCC

In our opinion there are other problems with the site that also need addressing. We consider that when developing this scheme the Cattle Market site should also be taken into the overall development account that is, what types of function should be spread between the two areas, offices, retail, housing etc. The uses and the constraints for both sites are set out in the local plan.

The other element involved is LEP money. This is a grant of 25m available for infrastructure on a site that has planning approval. This was destined, we understand, to help with archaeology research on the site and upgrading the public realm in Station Hill and Station Road. The fund is available to authorities up until March 2021. While we are, of course, concerned that the grant is likely to be jeopardised if the planning permission is quashed by the High Court which looks likely, the benefit of a grant should not be at the expense of a poorly conceived scheme, that could harm the core of Winchester.

Our final consideration and of much concern is that the outline approval has a set of parameters drawings which define the footprint and height of the development. These would remain even if the design is significantly changed alter it is sold to a developer who might have no interest in Winchester. There is little W.C.C. planners could then do when a detailed application was submitted as the outline planning approval would have set the scene!

Central Area

We are not certain whether anything is happening in this area or not. We do know that there were several initiatives taking place at the beginning of 2019. Coitbury House was being looked at and had reached a fairly advanced stage of development ideas. It appears to be a well built building using good materials which we would have thought could be brought back into use fairly speedily and earn some money! It seems sad to leave it empty doing nothing.

The doctorsâ€™ surgery, we understand, was on the move. There was a full planning approval granted some time ago. It would appear that they are currently in a sub-standard building stranded in the middle of a blighted area - what is the current situation with regard to the re-location of the surgery into the promised up-dated facilities?

There were other teams looking at short term initiatives earlier in the year, all of which seem to have come to a grinding halt.

Then we have the temporary hoarding around a building at the east end of Friarsgate how temporary is this hoarding? I could go on, but will restrain myself!

Keith Leaman

Planning Appraisal Group - TrustNews Dec 19

In the past three months our panels have reviewed 102 applications, although very recently we have seen a sharp decline in the number of applications coming through. Some of those reviewed were of course for very minor alterations, for small changes to previously granted permission or for signage, such as that for the Theatre Royal where we asked them to simplify what they were proposing. Another application to which we objected was for a further extension to the so-called temporary Vodafone mast at the junction between Bereweeke Road and Andover Road (first submitted in 2015). We felt that a more permanent solution, with proper landscaping should be found. However permission was in the event granted for a further 12 month extension. The planning application for Prospect House (the old Station Master's House) on Magdalen Hill has been refused.

We also objected to applications for HMOs or increases in the number of occupants of existing HMOs. Our view is that there is still a need for a proper student housing policy including the need to estimate the number of places required in purpose built student housing. An assessment of student housing numbers is now required as a separate item to be included in the new Local Plan so we hope that this might be addressed. Student housing developments are attractive because they do not have to meet the same standards as would be required for residential accommodation. It becomes an issue if the student accommodation cannot be filled by students. There was recently a request (allowed) from the developers of a property on Sparkford Road to allow their property to be used temporarily (until next September 2020) by young professionals since the accommodation was not ready in time for the beginning of term this Autumn. We hope this does not become a pattern but are concerned because the rents charged for some of this accommodation are such that often only overseas students can afford it.

One item which came out of a question raised at a planning committee meeting was the fact that Natural England published a document in June 2019 with a requirement that all new development in the Solent region be able to demonstrate nitrate neutrality. This was thought likely to impact all planning applications for residential development in the Partnership for Urban South Hampshire (PUSH) area, including Fareham, Gosport, Havant, East Hampshire and Portsmouth. Confusion on this issue is affecting Winchester's local plan because of a European Court of Justice ruling concerning the impact of nutrients on EU designated conservation sites (of which there are many along the Solent), the uncertainties of Brexit and conflicting advice from the Environment Agency. Natural England have produced a "working draft" methodology for developers to calculate the nitrogen budget of their development and determine whether the nitrogen load is expected to increase. Unclarity on this issue and the halting of planning application approvals in some areas (Portsmouth, Havant and along the Test Valley) is causing problems for some small developers. In any case it seems that a Habitat Regulations Assessment will have to be part of the Local Plan.

We have recently started to keep track of the number of trees (either TPC or TPO) for which permission to fell has been granted. So far we have noted 10. In the majority of these cases it was not clear that there would be replacement planting. WCC agrees that replanting wherever possible should be encouraged because trees make a positive contribution to the character of Winchester and also, in light of the declaration of a climate emergency, it has to be acknowledged that tree planting in

appropriate locations helps to mitigate carbon dioxide emissions, improves water retention and creates the shade needed during hot weather.

Mary Tiles

Members and Public Comments

The Trust welcomes informative comments from local people, but must avoid being influenced by vested interests or personal matters. Individuals who believe their interests are being threatened by proposed schemes are advised to contact their Ward Councillors, who have more influence over such matters. If you would like to see details of Trust objections to planning applications and their fate, please go to the monthly PAG reports on our website.

Mary Cross - TrustNews Dec 19

We are sad to report the death of Mary Cross. Both Mary and her husband Robert were members of the Trust for many years. Robert, who died some years ago after a long illness, became in 1989 the ï¬rst editor of an illustrated TrustNews that replaced our previous newsletters, bringing to it his skill as a professional publisher. Mary was also a valued member of PAG, regularly ï¬lling gaps in the panels until she retired in 2010. She lived in St Michael's Road until she moved to York two years ago. Her well-attended funeral was held at St Lawrence Church on 8th October.

Michael Carden

A Local Heritage List - TrustNews Dec 19

Winchester does not have an official local heritage list, nor does the City Council have the staff or the funding to complete the task. To do this officially is quite a time-consuming and expensive process. Some progress has been made by staff in the planning department acting as volunteers who have assisted the Conservation Ofï¬cers by identifying some such assets. However the City of Winchester Trust also needs to have an informal list of â€˜non-designated heritage assetsâ€™. These are places that are not listed but which have special local significance. The recent case of the demise of Meadowlands in Weeke brought this painfully to light. Our Planning Appraisal Panels cannot be expected to know every locally significant building if we haven't got them on a list which also tells us why they might be thought significant.

The Trust belongs to Civic Voice, which is a national organisation. They have recently published a Local Heritage Listing Toolkit. The Trust is not at present in a position to carry through all the steps required to make the list official as this requires consultation and finally approval by the City Council, but we could at least start to construct our own list for use by Planning Appraisal Panels. The documentation from Civic Voice includes a sample nomination form which we can adapt and make available to members on our website. Crucially however we need members to

volunteer either by sending in information using the form, so that we can construct a long list. And then a smaller number of people who might be willing to meet to subject these to further scrutiny, which could involve engaging in a bit of historical research. For specially significant sites it might also be worth considering proposing them for listing, but only if we had people willing to go through the process.

Clearly this project can only be undertaken if there are enough members willing to volunteer a bit of their time. So this short piece is really just testing the water to see what the response might be. If you know of places that you think we should include on a local list or if you would be willing to help with further scrutiny of suggestions please contact our Secretary (secretary@cityofwinchestertrust.co.uk).

The Trust web site has a list of the listed buildings in Winchester (www.cwtarchive.co.uk/archive/core/buildings.shtml). The images were provided by Trust volunteers working on the Future50 project, including also the images for non-listed buildings of faith. If you look at this list you will see that no buildings have been added within the recent past, so there is a case for making additions if they are of sufficient merit.

Mary Tiles

Spring Attractions - Trust Visits Programme - TrustNews Dec 19

In November, the Trust begins to think of visits in the New Year. Here are two which I hope to organise - further details will be available shortly.



The Edward Barnsley workshop March 2020

Edward Barnsley designed and produced some wonderful Arts & Crafts furniture in his workshop, poised on the hillside at Steep with wonderful panoramic views of the Downs. It still exists and also trains young people in the traditional skills.

Numbers limited to 10-12.

Lunch will be at a nearby pub.

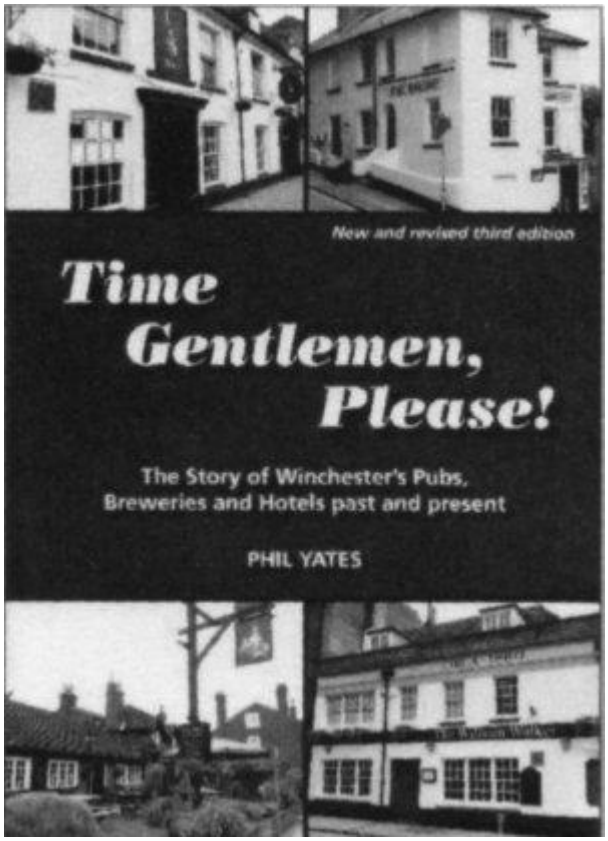
Own transport required.

Painted churches in Hampshire and Sussex May 2020

Transport on this visit will be by coach. We will start at Corhampton, then travel on to Idsworth, Trotton and further east. The tour guide will be Chris Maxse, a well-established local historian. Lunch will be included.

Iain Patton

Time Gentlemen Please! - TrustNews Dec 19



Time Gentlemen, Please! has raised over £6,000 for the Trust.

Time Gentlemen, Please tells the story of Winchester's pubs, breweries and hotels, past and present. The book was written by long-standing Trust member and

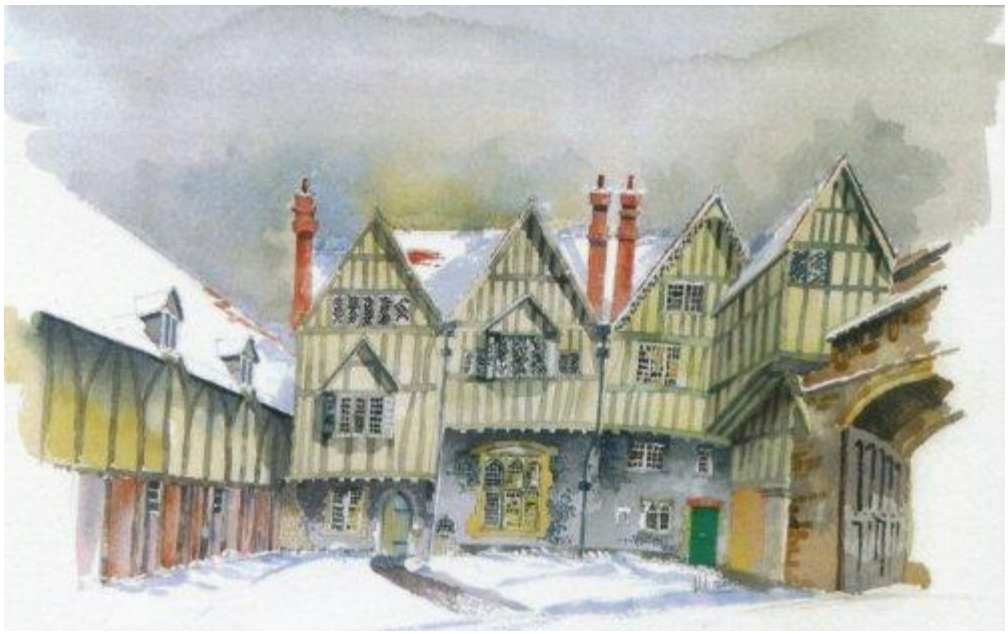
volunteer, Phil Yates, as a follow up to his highly popular summer walks on the subject. We are immensely grateful to Phil and would like to show our appreciation not only for this but for all his support over the years.

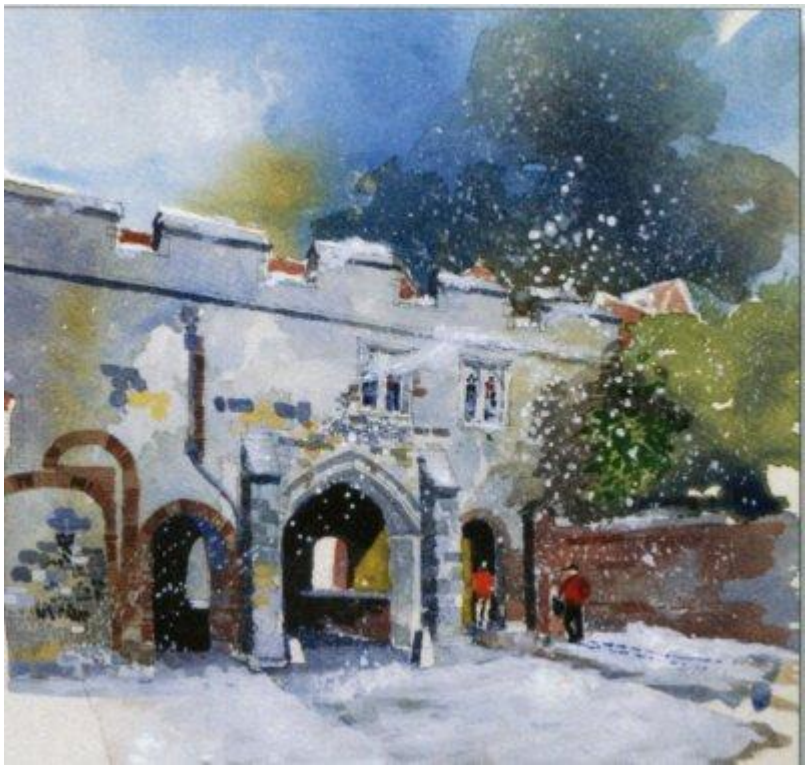
Now in its third edition, the book is full of nostalgia and is a great read for both residents and anyone interested in the ancient city of Winchester. If you don't yet have a copy, it is available online from our website shop www.cityofwinchestertrustco.uk/shop or from the Heritage Centre during opening hours (Mondays and Wednesdays, 10am to 3pm). It would also make a fantastic Christmas present!

Tessa Robertson

Christmas Cards 2019 - TrustNews Dec 19

Our cards are available from the charity Christmas card shop at the Guildhall until 17th December, as well as from our website shop wvvw.cityofvvinchestertrust.co.uk/shop or from the Heritage Centre during opening hours (Mondays and Wednesdays, 10am to 3pm).





Footer - TrustNews Dec 19

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Company registered in England No 609812 · Registered Charity No 251798

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