MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/12/70981

DESCRIPTION/ ADDRESS	Resiting of cycle store following removal of existing Chilworth House Hampshire Corporate Park Templars Way Chandler's Ford Eastleigh SO53 3RY

SITE VISIT DATE	4.9.12
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Removal of existing cycle store within the rear parking area and construction of new larger store (storage of 30 cycles – 20 more than existing) to the front of the building over a visitor parking space.
SITE AREA	8.42 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Mixed levels, generally sloping from the front up towards the back of the site.
TREES	There is a mature but unprotected Fir tree close to the existing shelter. There are no trees within the immediate location of proposed shelter that are likely to be affected by the proposed development.
BOUNDARY TREATMENT	Open Car park area with substantial landscaping and treed areas.
SITE CHARACTERISTICS	Large commercial office, within commercial business park. Car parking interspersed with landscaping.
CHARACTER OF LOCALITY	Commercial business park, with associated roads and landscaping.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/05/55637	Erection of all weather Motorcycle/bicycle shelter	Permitted Jan 2006
Z/16866/000 -	Various historical applications relating to construction of the original park, mobile phone masts, original cycle store,	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandlers Ford Parish Council	No objection
Head of Transportation and Engineering	No objection. The loss of car parking (one space) is outweighed by the improvement in cycle facilities.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within an existing employment area Within an Article 4 Directive area that excludes Classes IV(2) and VI(1) from permitted development

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) Saved policy 59.BE, 100.T,
Supplementary Planning Guidance: Quality Places
Supplementary Planning Document Residential Parking Standards

CHARACTER APPRAISAL AREA

Not within a Character Area

SPECIAL POLICY AREA

Not within a Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to amenity, highway matters, trees, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

No comments.

COMMENT ON REPRESENTATIONS RECEIVED

None received.

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not required for this form of development.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

MATERIAL CONSIDERATIONS

The application site lies within the urban edge and within an established employment area where the principle of development is acceptable, with any formal approval being dependant on the details and impacts of the proposal being considered acceptable.

The existing cycle store is relatively small for the quantity of employment accommodation provided within the office block and is located away from the main entrance. The proposed shelter will result in the loss of potentially two visitor spaces however no objection has been raised by our engineers to this. The larger proposed shelter supports the objectives of saved Policy 100.T in that its is more appropriately located close to the entrance and will store a greater number of cycles which will assist in the encouragement of sustainable transport options to/from the site and could result in less traffic generation.

The business park is relatively green and leafy in appearance and the design, materials, and colour of the cycle store will blend in relatively well.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

In view of the above this application is recommended for approval.