REF. NO. «AltRef»

MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/12/71440

DESCRIPTION/ ADDRESS	Installation of air conditioning plant on roof Marks & Spencer PLC, Tollbar Way, Hedge End, Southampton, SO30 2UH

SITE VISIT DATE	27/09/2012
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the installation of air conditioning plant in the north eastern part of the superstore roof for use in connection with the delicatessen being introduced at the store.
SITE AREA	0.001ha
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	Relatively flat
TREES	There will be no trees affected by the proposed development.
BOUNDARY TREATMENT	There is a dense tree line along the western boundary of the site adjacent to Tollbar Way.
SITE CHARACTERISTICS	Out-of-town purpose built retail development adjoining the Sainsbury's superstore with extensive areas of car parking.
CHARACTER OF LOCALITY	The store is located within an existing retail area to the west of the M27 motorway and is adjacent to a number of smaller retails parks.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None Received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No objection – 08 October 2012
Head of Environmental Health	No objection – 12 October 2012

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) Saved Policy 59.BE
Pre-Submission Eastleigh Borough Local Plan 2011-2029 – Policy DM1
Supplementary Planning Guidance: Quality Places

CHARACTER APPRAISAL AREA

N/A

SPECIAL POLICY AREA

N/A

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 as well as the principle and visual appearance of the development.

COMMENT ON CONSULTATION RESPONSES

Hedge End Town Council and the Head of Environmental Health have raised no objections to the proposals.

COMMENT ON REPRESENTATIONS RECEIVED

None received

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to this planning application.

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

Development Plan Policies:

Eastleigh Borough Local Plan Review (2001-2011):

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Saved Policy 59.BE of the adopted Eastleigh Borough Local Plan Review (2001-2011) requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

Eastleigh Borough Local Plan (2011-2029) Pre-Submission Consultation August 2012:

Whilst the Eastleigh Borough Local Plan Review (2001-2011) remains the adopted development plan for the purposes of the determination of the planning application, a revised Local Plan which will replace this document has been produced and is now at pre-submission consultation stage; whilst this document and the policies contained within it can have only limited weight due to the unadopted status of the Plan, it is still considered that it is a material consideration in the determination of this application. The relevant policies to this application are:

Policy DM1 (General criteria for new development) which is a replacement for the aforementioned Saved Policy 59.BE of the current Local Plan and essentially replicates its requirements in relation to developments of the nature proposed as part of this planning application.

Assessment of Proposals:

The application seeks approval for the installation of new air conditioning plant on the north eastern part of the superstore roof. The plant will be situated within an existing compound which is well screened by the high parapet to the building; it is therefore considered that the proposed development is appropriately sited. The design and appearance of the new plant is also considered to be in-keeping with that of the existing, being powder coated metal in 'off-white' similar to the colour theme of the existing plant as well as that of the store roof.

As mentioned above the plant area is well screened by the parapet to the building and will therefore not be visible from the surrounding area; given its siting any noise generated by the plant will have no impact on the amenity of the surrounding area and no objection to the proposals has been made by the Head of Environmental Health.

Overall, it is considered that the proposed development complies with the requirements of Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) and Policy DM1 of the Pre-Submission Consultation Eastleigh Borough Local Plan (2011-2029).

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSIONS

The application is recommended for approval.

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