REF. NO. F/13/72318

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Temporary retention of 4no. Portacabins to be used as changing facilities Hamble Parish Community Facilities Hamble Lane Hamble-Le-Rice Southampton SO31 4HU

SITE VISIT DATE – 20.06.2013

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Application seeks permission for the retention of 4no portacabins onsite for a further five years, to provide temporary changing facilities. Follows expiry of temporary permission F/08/63109.
TOPOGRAPHY	Level site
TREES	No. of trees against rear boundary of site – will not be affected by proposals.
BOUNDARY TREATMENT	Trees/hedge to rear of site, with rest being open to the surrounding informal parking area.
SITE CHARACTERISTICS	Site forms part of the recreation ground – gravel parking area adjacent to more formal sports pitches
CHARACTER OF LOCALITY	Recreation ground – large open space.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/08/63109	Siting of 4no. Portable buildings for a temporary period of 3 years to be used as changing/shower facilities	Permitted for period of 3 years (exp 01/08/2011)

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Planning Policy	Verbal comments received – no objection to temporary scheme, as per previous application. Unlikely to support further retention of the buildings at the end of the five years. More comprehensive, permanent scheme is required.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Local Gap

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011): 1.CO, 3.CO, 59.BE
Pre submission Eastleigh Borough Local Plan 2011-2029: DM1, DM33

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 the design, siting and visual impact of the proposed portacabins.

COMMENT ON CONSULTATION RESPONSES

See below.

COMMENT ON REPRESENTATIONS RECEIVED

n/a

PLANNING OBLIGATION/CONSIDERATIONS

n/a

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."*

Application seeks temporary permission for the siting of 4no portacabins for a 5year period, to provide changing facilities for Hamble Club FC. This follows a previous temporary approval for the buildings, which expired in August 2011.

The portacabins are positioned next to the squash court building in a 'U' shaped formation, providing home and away team changing rooms, shower blocks, toilet block and changing area for match officials/referees.

As per the previous approval, given the position of the portacabins, it is not considered that they result in any detrimental visual impact to the countryside/local gap setting, nor do they result in the loss of any formal open space. This land was previously used for parking but there is adequate provision on site.

There is no view of the buildings from outside the site – there is quite dense vegetation across the eastern boundary of the site which provide an element of natural screening.

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

It is noted that the Head of Planning Policy has raised no objection, and that the proposals are considered to comply with the relevant policies, given the temporary nature of the buildings.

Due to the temporary nature of the buildings, they are not considered to be an acceptable permanent solution. If there is a continued need for additional changing facilities in the future, a more comprehensive and permanent solution will be required. A third temporary permission is unlikely to be supported by the LPA.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the pre-submission Eastleigh Borough Local Plan 2011-2029. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSIONS

Recommendation is to grant temporary approval for a period of five years.