REF. NO. F/13/72039

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Installation of new external stores above and below existing empty plant gantry South Point 4 Ensign Way Hamble-Le-Rice Southampton SO31 4RF

SITE VISIT DATE – 22/03/2013

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
TOPOGRAPHY	Relatively level site
TREES	None
BOUNDARY TREATMENT	Units within Mitchell Point are set close to the boundary shared with South Point 4 with steel palisade fencing extending the length of the boundary itself.
SITE CHARACTERISTICS	Large industrial unit used as a production facility for contact lenses. The Coopervision company own more units within Ensign Way, including the large unit immediately to the north, South Point 3.
CHARACTER OF LOCALITY	Industrial area with associated parking areas and landscaping. Residential units to the north of the site.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Numerous alterations and extension to the industrial unit. None specific to the siting of this store area.		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble Parish Council	The Council resolved to leave the decision to the Officers.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within designated employment zone

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

Eastleigh Borough Local Plan Review (2001-2011): 59.BE, 117.E
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1, DM12
Supplementary Planning Document: Quality Places

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework: With an overall aim of promoting sustainable development, chapter one of the NPPF highlights the importance of building a strong, competitive economy. It states that the planning system should do everything it can to support sustainable economic growth, helping businesses meet their development needs.

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to the character and appearance of the area and the impact on residential amenity.

COMMENT ON CONSULTATION RESPONSES

Noted.

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."*

The proposal is considered to comply with relevant Development Plan policies.

Principle

The application site falls within an existing employment zone as designated in the Eastleigh Borough Local Plan Review (2001-2011) (Local Plan). Regarding these zones, the Local Plan advises that it is important to allow the additional development required to maintain their competitiveness. Policy 117.E states that, "proposals for new development….within existing employment sites……will be permitted provided they do not conflict with policy on the location of office development." In this regard the proposal complies with this policy.

Policy 59.BE of the Local Plan and draft policy DM1 of the emerging local plan require 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.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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.

Character and appearance

The proposal will not adversely affect the appearance of the building and will actually simplify the overall appearance of this section of the site. The proposed stores are to be used to store materials used in the manufacturing process carried out in the adjacent SP4 building. These materials are currently stored in temporary locations on and around the hard standing area adjacent to the plant gantry. The construction of the stores would free up these areas, aiding general circulation to and from the buildings.

All materials will match those on the existing building, allowing the new development to blend with the existing.

Residential amenity

The proposal will replace existing external plant and will therefore reduce any impact on the amenities of neighbours.

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 approve for the reasons stated above.