MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/13/72367

DESCRIPTION/ ADDRESS	Construction of 2no. new external plant rooms 1no. to rear and 1no. to side with associated external ducting CooperVision R & D Facility School Lane Chandler's Ford Eastleigh SO53 4DG

SITE VISIT DATE	Application site inspected 2nd May 2013			
ARE PLANS ACCURATE?		Yes	X	The submitted drawings allow a comprehensive assessment of the development proposed.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?		Yes	X	In accordance with the Local Planning Authority's publicity of planning proposals all relevant occupiers of adjoining premises have been consulted. In the addition to the display of a site notice to the front of the application site.

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Installation of two external plant rooms, one being located to the rear with the other positioned to the side on the south west corner of the building, plus associated external ducting.					
SITE AREA	Application site area 0.3868					
RESIDENTIAL DEVELOPMENT DENSITY (NET)	Not applicable					
TOPOGRAPHY		Level	Yes	Sloping No		Other – The application site is flat and level.
TREES		No	X	There are no trees in the vicinity of the development proposed.		
BOUNDARY TREATMENT		Application boundary treatment consists of a 1.8 metre high chain link fence to relevant rear and side boundaries.				
SITE CHARACTERISTICS	Typical 1970's industrial building with frontage car parking with additional parking and servicing to the rear.					
CHARACTER OF LOCALITY	Established Chandler's Ford Industrial Estate					

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/14483/004/00	Plant room to rear	Permitted STCs 17th May 1999
Z/14483/006/00	Extension to plant room and provision of three air handling units on south elevation.	Permitted STCs 12th June 2000

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/14483/007/00	Single storey extension on northeast elevation for storage of gas bottles.	Permitted 20th August 2002
Z/14483/008/00	Single storey rear extension.	Permitted Temporary Planning permission 13th June 2003
F/07/59065	Access ramp at front, two first floor windows north elevation.	Permitted STC 20th March 2007

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No third party correspondence generated by this planning proposal.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandler's Ford Parish Council	No objection
Head of Housing & Environmental Health	The application is supported by a noise assessment reference 01594\R01, dated April 2013. This concludes that nearby residential would not be affected by the proposed given the normal operation of it. We are concerned that other proposed equipment adjacent units have not been totally considered and the concentration/build up of equipment may lead to a situation where the design criteria are not met. No objection to the proposed, however, recommends the imposition of a condition requesting details of sound mitigation measures for any external plant.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Employment Area

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

Eastleigh Borough Local Plan Review (2001-2011) Saved Policies - 59.BE (Development Criteria) 117.E (Existing Employment Areas).
Pre submission Eastleigh Borough Local Plan 2011-2029 Policies – DM1 (General criteria for New Development) DM12 (Existing Employment Sites).

CHARACTER APPRAISAL AREA

Application site not located within a Character Area

SPECIAL POLICY AREA

Application site not located within a Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to potential noise pollution and the impact on the wider street-scape.

COMMENT ON CONSULTATION RESPONSES

	See below	X	Other – If a positive recommendation is forwarded the Head of Housing and Environmental Health recommendation to impose a condition to cover the maters of external plant noise would be imposed on the planning permission.

COMMENT ON REPRESENTATIONS RECEIVED

	See below	X	Other – No third party correspondence generated by this planning proposal.

PLANNING OBLIGATION/CONSIDERATIONS

On the basis of the minor nature of this planning proposal contributions will not be sought to offset the impact of the development on local infrastructure.

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

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

material considerations indicate otherwise."

MATERIAL CONSIDERATIONS

Principle

The application site is located within the established Chandler's Ford Industrial Estate being part of the Urban Edge. Accordingly, subject to the consideration of the detailed matters, the principle of development is acceptable.

The relevant policy context being saved Policy 59.BE of the Local Plan 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, and loss of outlook, noise and fumes.

Secondly saved Policy 117.E aimed at ensuring development proposals for employment purposes do not conflict with policy on location of office development.

Proposal

This application simply represents the ongoing progress of the applicant Coopervision, providing two minor plant room buildings to allow the installation of plant and pump equipment. The buildings are to be metal cladding to match the existing building. Thereby reflecting the original building and taking account of the location to the rear of the site and their minor nature means there will be no unacceptable harm to the character and appearance of the employment area.

A condition is recommended to be imposed to address the matter of noise produced from the installation of the new equipment. Thereby taking account of impact on the amenities of the area.

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

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

The recommendation is to permit.