MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/10/67902

DESCRIPTION/ ADDRESS	Change of use from B1 (office) to D1 (dental surgery) & elevational alterations to north east & north west elevations 6 Freegrounds Avenue Hedge End Southampton SO30 0ZU

SITE VISIT DATE	Various			
ARE PLANS ACCURATE?	X	Yes		Amended plans recd 28/4/11
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	X	Yes		No. If not why not…….

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above. Application proposes to change the use of the building form B1 offices to D1 dental surgery consisting of six treatment rooms and other associated ancillary facilities.					
SITE AREA	n/a					
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a					
TOPOGRAPHY	X	Level		Sloping …..		Other …
TREES	X	No		Yes, …..		
BOUNDARY TREATMENT		Open on three sides, bounded by public highway to the north, west and south. Fencing along the eastern boundary shared with a residential property.				
SITE CHARACTERISTICS	3 storey building situated just outside the secondary shopping zone with Hedge End Town Centre. Parking for several cars on site is provided, with a public car park and restricted street parking in surrounding roads.					
CHARACTER OF LOCALITY	Town Centre location with residential properties in close proximity to the east.					

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
19 The Close	Objection on grounds of there being already lots of dentists in and around Hedge End and parking issues,
K Viney 20 Rose Close	Objections on grounds of inadequate parking, already lots of dentists present that will be affected, large corporate businesses ruining small, local businesses and noise impact from generators and people.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
B Morgan-Sager 18 Rose Close	Objection on grounds of there already being lots of dentists in the area, limited parking and the issue of a large corporate business moving into a stable economic community and its impact on local small businesses.
Southampton (no address provided)	Observation. Not enough parking to cater for 6 consulting rooms and it is silly to put a new dental surgery in Hedge End when there are already enough.
C Johnston 39 Mallard Gardens	Objection on grounds on there already being plenty of dental surgeries in Hedge End and inadequate parking.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No objection
Head of Transportation & Engineering	No objection. Under parking standards, 18 vehicle and 8 cycle spaces are required. Whilst not provided in total on site, there is ample parking in the surrounding area. No other related transport impacts such as access/visibility. Developer Contributions are required in line with HCC Policy – see original for detail. £53,866.23 initially requested, reduced to 31,346.47 following updated information from applicant. Block plan is not accurate and shows the parking spaces encroaching on the highway (which they don't on the ground). Request an amended plan.
Head of Environmental Health	No objection, recommend a condition restricting construction hours in the interests of residential amenity.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Adjacent to an established Residential Area Within Town Centre location

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE, 100.T, 101.T & 186.IN
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh
Draft Supplementary Planning Document: Planning Obligations

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area 32

SPECIAL POLICY AREA

n/a

PLANNING POLICY GUIDANCE / STATEMENT

PPS - 1 Delivering Sustainability

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to the principle of that proposed, its layout and design, impact on the amenity of the area, parking, transport and highway safety issues, as well as its impact upon the street scene and character of the surrounding area.

COMMENT ON CONSULTATION RESPONSES

	See below		An amended plan and developer contributions were requested as per the advice from the Council's Engineers.

COMMENT ON REPRESENTATIONS RECEIVED

X	See below		See assessment below for issues related to parking, The issues regarding too many dental surgeries in Hedge End is not a material consideration in determining this application. The proposed change of use to a dental surgery will be assessed against the relevant local plan policies.

PLANNING OBLIGATION/CONSIDERATIONS

In accordance with the requirements of Circular 05/05 and the guidance contained within saved Policy 101.T of the Eastleigh Borough Local Plan Review (2001-2011) and Supplementary Planning Document 'Planning Obligations', this application is subject to developer's contributions towards the provision of integrated transport in the local area. These required figures have now been agreed and the applicant has entered into a s.106 agreement to enable a staggered payment of the contributions based on the number of consulting rooms being developed and brought into use.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The proposal is considered to comply with relevant Development Plan policies. In this case policy issues for consideration include:

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Principle – The application site lies within the urban edge where the general principle of development is acceptable. More specifically the site is very close to Hedge End Town Centre Town Centre, residential areas and other community facilities. Saved Policy 186.IN supports the provision of new community facilities in appropriate locations provided they do not result in any adverse impact to the amenity of neighbouring uses. In principle therefore the proposal is acceptable.

Layout & Design – Externally the building will be largely unaltered, other than enlarging the existing entrance to enable disabled access. The building will be renovated internally with a total the ground floor comprising a reception area, waiting room, 3 surgeries, decontamination room, storage room for equipment and stock room, on the second floor there will be a further 3 surgeries with associated decontamination room, waiting room, store room and a meeting/training room. The top floor will contain the staff offices, records/archive room and a kitchen. There is parking on site to the south east, accommodating approx 6 vehicles.

Amenity – The site is adjacent to a residential area, albeit within Hedge End Town Centre where there are a mix of residential, commercial and community facilities. The proposed use is considered to be appropriate with regards to potential disturbance and while the likely comings and goings to and from the surgery will be more than at present, this is not felt to be a significant issue in terms of amenity as the site is directly adjacent to an existing large car park and food retail store.

Parking, Transport & Highway Safety – With regards to highway safety no issues or concerns have been raised. Lack of parking has been raised as a concern by all of the objectors but the Head of Transportation and Engineering has raised no objection. Some parking is available on site with public car parks in close proximity. The position of the building close to a residential area and close to the Town Centre provides the opportunity for patients to walk and cycle to the surgery as well as combine visits with other trips, such as to and from the Town Centre shops.

Street Scene & Area Character – As stated above there will be no major alterations to the exterior of the building, so there are no concerns with regards to the street scene. In terms of the character of the area, the proposal will add to the existing mix of uses. There are therefore no objections in this respect.

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

For the reasons given above, the application is recommended for approval subject to conditions.