MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/11/69183

DESCRIPTION/ ADDRESS	Change of use from B1(b) Research and Development to B1(b) Research and Development & B1(c) Light Industry and B8 Warehouse and Distribution Avalon Parham Drive Eastleigh SO50 4NU

SITE VISIT DATE	Application site inspected 12th August 2011			
ARE PLANS ACCURATE?		Yes		The submitted drawings allow a full comprehensive assessment of the development proposed.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?		Yes		In accordance with the Local Planning Authority's procedure for the publicity of planning proposals, all adjoining land users have been consulted.

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The proposed change of use application is to retain the current authorized B1(b) uses and extending the activities to include B1(c) and B8.					
SITE AREA	3 200 square metres approximately.					
RESIDENTIAL DEVELOPMENT DENSITY (NET)	Not applicable.					
TOPOGRAPHY		Level	Yes	Sloping …..	No	Application site is flat and level.
TREES		No	X	The substantial mature boundary trees on the frontage to Woodside Avenue and "amenity" trees on the eastern boundary will not be affected by this change of use proposal.		
BOUNDARY TREATMENT		Due to the nature of the planning proposal the existing boundary arrangements are not material to the decsionmaking.				
SITE CHARACTERISTICS	The application unit is a significant employment building located just south of the roundabout junction of Woodside Avenue and Parnham Drive.					
CHARACTER OF LOCALITY	Established industrial/commercial estate.					

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	Difficult researching accurately detailed planning history of the application site named Avalon 4 Parnhan Drive.	
Z/15671/B	Food distribution warehouse on sites 1 & 2 Chamberlayne Estates Industrial Development adjacent to Woodside Road.	Conditional Permission 23rd May 1975
Z/15671/C	Canopy and office extension at sites 1 & 2 Woodside Road.	Conditional Permission 22nd September 1975
Z/15671/D	Addition to planning permission 15671/B for tank and pump house for sprinkler system on sites 1 & 2 Chamberlayne Estates Industrial Development adjacent to Woodside Road.	Conditional Permission 12th April 1976
Z/15671/E	Small generator house attached to main warehouse building at 1 & 2 Chamberlayne Estates Industrial Development adjacent to Woodside Road.	Conditional Permission 12th April 1976
Z/15671/004	Canopy over dispatch doors at 1 & 2 Chamberlayne Estates Industrial Development adjacent to Woodside Road.	Permission 30th September 1976
Z/15671/008	Change of use from warehouse/distribution depot to studios with supporting technical facilities, stores, workshops administrative offices, garaging and car parking at former Laxon Site and Unit 34 Woodside Avenue.	Permit STC's 23 March 1981
Z/15671/009	Alterations to form new TV Studios with supporting technical facilities, administrative offices, workshops, stores and car parking at Parham Drive/Woodside Avenue.	Permit STC's 22nd April 1981

REPRESENTATIONS RECEIVED

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

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Head of Regeneration & Planning Policy	Relevant policies are 117.E and 118.E within Eastleigh Local Plan Review (2001-2011). The site is a designated employment site. Policy 117.E permits development for employment purposes within B1 B2 and B8 providing ther is no conflict with the office location policy – from the material submitted there is not an office component to the application and therefore the proposal complies with this policy. Policy 118.E resists the affect of permitting non B1, B2 and B8 uses in terms of undermining the employment base. This is not proposed. In summary from the material submitted the application ccors with the adopted policy.
Head of Housing & Environmental Health	The service has no objections to the proposed.
Head of Transportation & Engineers	No objection in principle. Depending on the use category, the parking layout may need to be amended accordingly. The seven spaces next to the “65 potential” label of drawing 959-AV02 potentially need removing to facilitate HGV movements in a B8 scenario. The tracking is too indicative and should be completed utilising CAD Auto Track. Additionally, end two spaces of the adjacent row (to the left) need to be removed to ensure adequate manoeuvre space for parking vehicles in the bottom row (gap should be a minimum of 6.0 metres.).Even with removal of these nine spaces, parking numbers remain adequate and are still acceptable. In terms of Developer’s Contributions none are required as the existing B1 trip rate covers all sub classes and is higher generator of trips than the alternative B8 usage. As such no additional highway trips would be expected, therefore no Developer’s Contributions sought. Information matter raised on the applicant’s ownerships and maintenance boundary landscaping.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Industrial/Commercial Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) Saved Policies - 59.BE (Development Criteria), 117.E (Employment Purposes), 118.E (Redevelopment Employment Sites).

CHARACTER APPRAISAL AREA

Application site not located within a Character Area

SPECIAL POLICY AREA

Application site not located within a Policy Area

PLANNING POLICY GUIDANCE / STATEMENT

PPS 1 - Delivering Sustainability
-- Planning and Climate Change Supplement
PPS 4 - Planning for Sustainable Growth
PPG 13 Transport

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to employment base, ipact on adjoining land uses, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

	See below		The issue of land ownership is not relevant to this planning proposal. It is a separate matter between the Highway Authority and the land owner, to ensure the public highway remains available.

COMMENT ON REPRESENTATIONS RECEIVED

	See below		No third party correspondence generated by this proposed change of use.

PLANNING OBLIGATION/CONSIDERATIONS

The consultation response from the Head of Transportation and Engineering fully rehearses the argument on why Developer's Contribution are not being 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 material considerations indicate otherwise."

MATERIAL CONSIDERATIONS

Principle

The application site is located within the urban edge and an established industrial/commercial area providing employment opportunities for the local population. The proposal is simply to obtain planning consent for change of use within the Use Classes Order, ranging from B1(b) research and development, B1(c) light industry and B8 storage and distribution. Thereby, allowing flexibility in the future to reflect the possible demands of the letting market. This range of employment uses will not breach the prevailing saved employment policies 117.E and 118.E aimed at retaining jobs within the borough. The principle of development is acceptable.

Character of the Area

The application site is located within an established employment area and the proposal simply widens the range of employment activates with no material amendments proposed physically to the premises. Accordingly, there will be no material change in the impact on the character and appearance of the area thereby not breaching saved policy 59.BE of the local plan that requires development to take full and proper account of the context of the site.

Residential amenity

Saved policy 59.BE also looks to ensure any new development are appropriate for the locality and avoids unduly interfering, disturbing or conflicting with adjoining or nearby uses, especially in terms of noise, fumes, dust, overlooking, loss of daylight, loss of outlook, vibration, or from floodlighting or security lighting. On the basis the application site is within a designated employment area, with the activities being on the quieter scale of industry, there not be any material harm to the amenities currently enjoyed by occupiers of surrounding premises.

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

The recommendation is to permit.