REF. NO. F/12/71659

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Installation of 6no. 6m high lighting columns Mott MacDonald Stoneham Place Stoneham Lane Eastleigh SO50 9NW

SITE VISIT DATE 02/11/2012

ARE PLANS ACCURATE? Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? Yes (site notice posted)

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above, 6 number, 6m high lighting columns fitted with LED lanterns on a 0.5m projection bracket.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	Flat site
TREES	Area is surrounded by tree screen, no trees will be affected by the proposed works.
BOUNDARY TREATMENT	Hedging and tree screen.
SITE CHARACTERISTICS	The site is an existing car park which serves the commercial premises occupied by Mott MacDonald, part of which is the listed rectory building. The car park comprises a formally laid-out hard standing with a managed landscape.
CHARACTER OF LOCALITY	This area is designated strategic gap/countryside. It contains the Eastleigh football club grounds, the commercial/office accommodation this car park relates to and the Concord club. The land is generally flat and typically well screened by mature trees/landscaping. The grade II listed Rectory building, has the following designation: "C1800. 2 storeys. Entrance (west) front of 3 windows (omitted east side 1st floor). Low pitched hipped slate roof, with wide eaves on brackets. Yellow brickwork in Flemish Bond, flat arches. Hardwood sashes in reveals. Good doorcase with open pediment on plain but full order, 3/4 columns, fanlight in semi-circular doorway. South front has 1.3.1 windows, with central projecting bow, having ground floor French windows. Short northern wings of lesser height."

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/04717/008/00	refurbishment and extension of Listed Building to form offices with corridor link to	Permit 14/03/1984

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RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	new 3-storey office building	
L/04717/008/00	refurbishment and extension of Listed Building to form offices with corridor link to new 3-storey office building	GRANT LISTED BUILDING CONSENT 14/03/1984
Z/04717/017/00	ERECTION OF 7 IN NO. 4.5 METRE HIGH LIGHTING POLES	Permit 12/03/1987
L/04717/017/00	LISTED BUILDING CONSENT APPLICATION: ERECTION OF LIGHTING POLES	GRANT LISTED BUILDING CONSENT 12/03/1987
Z/04717/038/00	ERECTION OF 3 STOREY OFFICE AFTER DEMOLITION OF EXISTING COTTAGE WITH ALTERATIONS TO CAR PARK, ACCESS ROADWAY AND LANDSCAPING	Permit 18/10/1996
L/04717/039/00	ERECTION OF 3 STOREY OFFICE AND DEMOLITION OF EXISTING COTTAGE WITH ALTERATIONS TO CAR PARK, ACCESS ROADWAY AND LANDSCAPING (APPLICATION FOR LISTED BUILDING CONSENT)	GRANT LISTED BUILDING CONSENT 18/11/1996
Z/04717/030/00	ALTERATIONS AND ADDITIONS TO EXISTING CAR PARK TO PROVIDE 132NO.ADDITIONAL CAR SPACES,20NO.MOTOR BIKE SPACES AND 20N0.BICYCLE SPACES.	Permit 07/03/1996
Z/04717/047/00	ERECTION OF CLOSE CIRCUIT TELEVISION ON 5 METRE POLE IN CAR PARK	Permit 04/06/1997
L/04717/048/00	APPLICATION FOR LISTED BUILDING CONSENT: ERECTION OF CLOSE CIRCUIT TELEVISION ON 5 METRE POLE IN CAR PARK	GRANT LISTED BUILDING CONSENT 04/06/1997
L/12/71693	Listed Building Consent: Construction of new freestanding data centre within existing car park and reconfiguration of car parking spaces	Under consideration
F/12/71694	Construction of new freestanding data centre within existing car park and reconfiguration of car parking spaces	Under consideration

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
LOCAL GROUP	No comments received
OTHER	

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
BAA airport safeguarding	I write in relation to the above planning application. I have now assessed this development against our current safeguarding criteria and can confirm that we have no issues with the proposal. I would however like to draw the developers attention to their obligations under the BS standard code of practice relating to crane usage. All crane operations within a 6km radius of an aerodrome must be approved by the aerodrome operator before any lift commences. This is in accordance with advice note 4 issued by the AOA. A copy of the note can be found by following the link as below. http://www.aoa.org.uk/policy-safeguarding.htm
Engineers	No objection, lights are well off public highway. Having attended evening ICE meetings in the dark at site, I can confirm that it is awkward trying to see where to walk in car park.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Strategic Gap Outside Built-up Area Boundary Within the setting of a Listed Building

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 2.CO, 59.BE, 174.LB
Pre submission Eastleigh Borough Local Plan 2011-2029 S1, DM1, DM10

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 impact on the strategic gap and countryside location; impact on the setting of a listed building and highway safety.

COMMENT ON CONSULTATION RESPONSES

No objection has been received from consultees. A note to applicant can be included to bring the BAA safeguarding comments to their attention.

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."*

In addition, the proposal affects a Listed Building or its setting and section 66(1) of the Planning (Listed Building & Conservation Areas) Act 1990 states:

> *"In considering whether to grant planning permission for development which affects a Listed Building or its setting, the Local Planning Authority … shall have regard to the desirability of reserving the building or its setting or any features of special architectural or historic interest which it possesses".*

Principle – The site falls within the countryside/strategic gap that separates the borough of Eastleigh from Southampton. Policy 2.CO of the saved local plan 2001-2011 relates to the strategic gap and states that permission will not be granted for development that physically or visually diminishes a strategic gap. Policy 59.BE deals with the general context of the development and requires development to take full account of that context, which in this case is the countryside/strategic gap location and its proximity to the Listed Rectory building.

As the site is within the curtilage of a listed building, policy 174.LB is applicable, and states that development will not be permitted if it would result in a detrimental impact on the building or its setting.

The development, which is required to make the existing car park safer can clearly only be located within this strategic gap, therefore the principle of the development is acceptable, subject to there being no detrimental impact on the gap and the listed building.

Impact on Strategic Gap – the proposed lighting columns will be well screened by the tree screen surrounding the site. Given there is already lighting in the car park, abet limited, hence this application, the proposed lighting will not introduce a new feature when lit, particularly as the light spill will be limited by the type of LED lighting being used. The proposed development is therefore considered to comply with policy 2.CO.

Impact on a Listed Building - This planning application deals with the planning considerations. The associated listed building application, L/12/71660, considers more specifically the potential impact on the setting of the listed Rectory building, however, the impact on the listed building also needs to be assessed as part of this application.

Given the physical separation between the listed Rectory, and this car park, a distance of approx. 53m as the crow flies, the level of landscaping and tree screening between the structures, and the reduced height of the columns, the lighting columns are not considered to impact the setting of the listed building in any way. The listed gates are located further from the car park.

The proposed development is therefore considered to comply with policies 59.BE and 174.LB.

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.

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CONCLUSIONS

Recommend permission.