MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/12/71334

DESCRIPTION/ ADDRESS	Two storey front extension and partial change of use of first floor showroom to provide coffee shop and meeting space Haywood Office Services Unit 1 Trafalgar Close Chandler's Ford Eastleigh SO53 4BW

SITE VISIT DATE	Application site inspected 11th December 2012			
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 neighbours have been consulted.

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application comprises two elements, firstly the erection of a minor two storey extension to the front elevation and secondly the use of part of the first floor showroom for coffee shop and meeting place.					
SITE AREA	0.1001 hectares					
RESIDENTIAL DEVELOPMENT DENSITY (NET)	Not Applicable.					
TOPOGRAPHY		Level	Yes	Sloping	No	Other …
TREES		No	X	No significant trees in the vicinity of the application site.		
BOUNDARY TREATMENT		Predominate boundary treatment turning the junction of Trafalgar Close and School Lane is defined by a one metre high decorative posts linked by concrete slabs leading to a half metre high planters at the front of the premises addressing School Lane.				
SITE CHARACTERISTICS	Typical 1970's industrial building with frontage car parking and servicing with additional service area located off Trafalgar Close.					
CHARACTER OF LOCALITY	Established Chandler's Ford Industrial Estate					

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/17214/000	Erection of industrial building including office accommodation. Trafalgar Close/School Lane, Chandler's Ford	Permit STCs 1st October 1976
Z/17214/003	Erection of conservatory/showrooms. Trafalgar Close/School Lane, Chandler's Ford	Refuse 17th May 1991
Z/17214/005	Erection of two conservatories Trafalgar Close/School Lane, Chandler's Ford	Permit 24th June 1993
Z/17214/007	Erection of new entrance porch Trafalgar Close/School Lane, Chandler's Ford Applicants Haywood Office Services	Permit June 1995

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 Regeneration and Planning Policy.	Relevant saved policies include 142.TC (and by its exclusion 134.TC of the adopted Eastleigh Borough Local Plan Review (2001-2011)) and policy DM19 of the emerging Eastleigh Borough Local Plan 2011-2019. Taking these policies into account, the existing character and appearance of the area, and the application as described and set out in the accompanying plans and information, there are no policy objections to this application. In reaching this view, it is noted that the proposed coffee shop would be ancillary to the main use of the building. A condition reflecting this proposed relationship may be appropriate to include if the application is to be permitted. No objection.
Head of Transportation & Engineering	Given the location, it is unlikely that the coffee shop would cause any additional trips on the network when compared to the existing showroom use. Indeed, suggested perhaps a betterment of facilities for existing user types, rather than an attractor of new visitors. Accordingly, no Developer's Contributions are required. No objection provided parking is retained outside.
Head of Housing and Environmental Health	No objection subject to the imposition of a "pre-commencement" condition to cover the matter of potential contaminated land and possible mitigation measures.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

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), 104.T. (Parking), 117.E (Employment Uses), 134.TC (Out of Centre), 142.TC (Hot Food Outlets).
Pre submission Eastleigh Borough Local Plan 2011-2029 – DM1 (Development Criteria), DM12 (Existing Employment Sites), DM19(Retail Development)
Supplementary Planning Document: Planning Obligations

CHARACTER APPRAISAL AREA

Application site not within a Character Area

SPECIAL POLICY AREA

Application site not within a Special Policy Area

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 retention of employment land, protection of vitality and viability of town centres, highway matters, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

	See below		Other – If planning permission is forthcoming, then the suggested conditions to cover the matters of the ancillary retail element and

COMMENT ON CONSULTATION RESPONSES

			potential of contaminated land would be imposed.

COMMENT ON REPRESENTATIONS RECEIVED

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

PLANNING OBLIGATION/CONSIDERATIONS

For the reasons outlined in the consultation response from the Head of Transportation and Engineers there is not a requirement for developer's contributions 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

Two Storey Extension

The application site is located within the urban edge where the principle of development is acceptable provided the detailed design and impact of the proposal is considered to be appropriate.

The starting point being saved Policy 117.E that states proposals for new development or redevelopment for employment purposes within existing employment sites will be permitted provided they do not conflict with policy on the location of office development. The built element of the proposal complies with the thrust of this provision merely providing a more formal entrance to the premises.

The minor nature of the proposed development and the simple design approach taken will ensure the two storey addition can be successfully assimilated into the street-scene. Accordingly following the requirements of saved Policy 59.BE requiring new development to respect its host environment. Due to the relationship of existing and new development and the small scale of the new build element of the application will not result in any material harm to the amenities of occupiers of adjacent premises. Again being in accordance with provisions of saved Policy 59.BE

"Coffee Shop"

In strictest planning policy terms the coffee shop element of the application relates to hot food outlets covered by saved Policies 134.TC and 142.TC of the current local plan. However, in view of the ancillary nature of the use, to be controlled by the imposition of a planning condition, none of the provisions either policy is breached and accordingly meets there aims.

Highway matters

Policy 104.T states permission will only be granted for development that provides adequate off-highway parking provision. This proposal retains the current on site parking arrangements and the additional provision of beverages is simply to improve the service to existing clients.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Pre-Submission Eastleigh Borough Local Plan 2011-2029. While not yet adopted it does carry some weight by virtue of being intended as the current local plan's replacement. With regard to this particular application, the new policies echo those of the current plan and are not considered to affect the recommendation put forward.

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.