REF. NO. F/16/79339

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Erection of band stand Lower Northam Road Hedge End Southampton SO30 4FQ

SITE VISIT DATE – 22 November 2016

ARE PLANS ACCURATE? The plans are sufficient to determine the application

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to erect a band stand on a grassed area within the precinct of Hedge End. The bandstand will be of metal construction, powder coated black with gold detailing.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Ground levels area relatively flat where the bandstand will be located but level do drop to the south
TREES	The proposal will not be in conflict with any trees or landscape features that are of particular amenity to the area.
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	The site is an area of open space within the centre of the precinct.
CHARACTER OF LOCALITY	The area has a mixture of uses. It is within a predominately commercial area although some residential uses may be present on the upper floors.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	None relevant to this application	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No Letters of representation have been received.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No Objection

POLICY CONTEXT

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

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies
Saved polices 59.BE and 186.NI apply.

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

Supplementary Planning Document: Quality Places

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

COMMENT ON CONSULTATION RESPONSES

No objections have been raised

COMMENT ON REPRESENTATIONS RECEIVED

Non received

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."*

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, loss of outlook, noise and fumes.

Policy 186.IN states that proposals for the provision, replacement, extension or improvement of facilities for use by the community will be permitted within the urban edge provided they will not adversely affect the residential amenity of the occupiers of

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

neighbouring properties by reason of noise, disturbance, smells, floodlighting or other factors.

The proposed bandstand will be modest in scale and be made of materials that would be consistent with the street furniture in the vicinity.

The proposal will provide a focal point for the precinct and provide a community facility. The scale of the proposal would not result in any material harm to the level of light or the outlook from any of the neighbouring properties. The proposal would not be expected to result in any fumes or smells and no floodlighting is proposed as part of the scheme.

The proposal is not considered to result in any materially harmful noise and disturbance than the existing open space or the surrounding uses.

OTHER MATERIAL CONSIDERATIONS

CONCLUSIONS

The proposal is considered to comply with relevant Development Plan policies. As such the application is recommended for approval.