MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/11/68721

DESCRIPTION/ ADDRESS	Change of use from B1 (Business), B2 (General Industrial), and B8 (Storage & Distribution) to D1 (Education & Training Centre) Unit 5a Tower Industrial Estate Tower Lane Eastleigh SO50 6NZ

SITE VISIT DATE	06/04/2011 (carried out by original case officer)			
ARE PLANS ACCURATE?	x	Yes		No. If not why not…….
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	x	Yes		No. If not why not…….

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above, D1 training to be for plumbing and electrotechnical students					
SITE AREA	723.30 sq metres					
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a					
TOPOGRAPHY	x	Level		Sloping …..		Other …
TREES	x	No		Yes, …..		
BOUNDARY TREATMENT		high fence				
SITE CHARACTERISTICS	Industrial unit					
CHARACTER OF LOCALITY	Industrial estate near to railway sidings					

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/05/54339 (Unit 5 Tower Lane Ind. Est.)	Subdivision of warehouse unit 5 into 2 units and installation of new vehicular access on front elevation	16/08/2005 Permit
F/07/60719 (Unit 7 Parham Drive)	Change of use from B8 Storage or distribution to a D1 educational purpose for use as a workshop used by students	25/09/2007 Permit

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	no comments received

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
NIL	
Head of Planning Policy	Relevant policies are 117.E and 118.E. Whilst contrary to policy, training to be provided is appropriate in industrial location. Accords with

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	wider economic development aspirations to better equip local work force. Suggest referring to consent for unit 7 Parham Drive, F/07/60719. Conditions should specify permission particular to applicant, not for residential education purposes and shall not endure for the benefit of the land. When premises cease to be occupied by applicant, training use should cease and revert to previously permitted employment uses.
Engineers	No objection in principle, subject to additional vehicle and cycle parking plans. The site is in area that suffers from parking issues, with additional TRO's (yellow lines) due to be implemented in the near future. As such, vehicle parking associated with the development needs to be fully demonstrated. Additionally, in order to encourage non-car modes, a provision of cycle parking should be provided on site - I would suggest 4 hoops providing for up to 8 cycles. In addition, due to the requested change of use, in line with the HCC Transport Contributions Policy, the site has been reviewed in respect of additional multimodal trip rates. Utilising the B1 use, the policy stipulates a trip rate of 18.7 trips per 100sqm, equating to 80.223 trips x £230 = £18,451.29. In contrast, through interrogation of the TRICS database, a use of this type is anticipated to generate 21.257 trips per 100sqm, equating to 91.19253 x £230 = £20,974.28. As such, it has been demonstrated that a net increase in multimodal trips associated with the site equating to a contribution of £2,522.99 is required towards sustainable transport.
Head of Environmental Health	No comments received

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Employment Zone

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 117.E, 118.E

CHARACTER APPRAISAL AREA

n/a

SPECIAL POLICY AREA

n/a

PLANNING POLICY GUIDANCE / STATEMENT

PPG - 13 Transport
PPS - 1 Delivering Sustainability
- 1 Planning and Climate Change Supplement

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to highway matters and employment in the area

COMMENT ON CONSULTATION RESPONSES

x	See below		Other……

COMMENT ON REPRESENTATIONS RECEIVED

	See below		Other……

PLANNING OBLIGATION/CONSIDERATIONS

In accordance with the provisions of Circular 05/05 and policies 101.T, 147.OS and 191.IN of the Eastleigh Borough Local Plan Review 2001-2011 and saved policy T5 of the former Hampshire County Structure Plan Review contributions are sought to offset the impact of the development on local infrastructure. For this development the Council's Transportation and Engineering Unit have requested contributions to be sought towards Sustainable Transport. However, in view of the use of a restrictive condition tying the permission to the applicant and reverting back to the original industrial use classes, together with the economic benefits provided by the training of the local workforce, the contributions have not been sought.

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

The policy issues relating to this change of use application have been discussed in the consultation response received from the Council's Planning Policy unit. In this case, the

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

wider benefits to the local workforce and economy outweigh the loss of B1/2/8. By conditioning the D1 use to the applicant and reverting the use class back to the original classes, the loss of this use class is temporary. Should the OLCI Construction Training move out of this unit, the use class can revert and any future applications for change of use from the industrial class be fully assessed.

As noted by the Council's Transportation and Engineering unit, there are parking issues in this area. The imposition of a condition requiring a parking plan and the retention of spaces will limit the impact of this change of use on the parking situation.

Therefore, whilst the proposed change of use is a departure from the local plan and contrary to policy, the wider economic benefits supported by the appropriate use of conditions warrant a recommendation to permit.

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 subject to condition.