REF. NO. F/14/75100

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Construction of outdoor play equipment & fencing enclosing area with lamps Mcdonalds Restaurants Ltd Tollbar Way Hedge End Southampton SO30 2UH

SITE VISIT - Yes

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Construction of children's outdoor climbing centre with tube slide measuring 3.6m(w) by 3.1m(d) by 3.6m(h). The centre is located at the side of the building adjacent to the drive-through exit. The area will be enclosed by 1.1m high fencing and 1.8m high lamps.					
SITE AREA	3420m2 (approx.)					
TOPOGRAPHY	X	Level		Sloping …..		Other …
TREES	Yes - should not be affected by proposal					
BOUNDARY TREATMENT	Fairly open. There is a landscaping strip with trees alongside Tollbar Way.					
SITE CHARACTERISTICS	Large single storey commercial building with car park to front and areas of landscaping.					
CHARACTER OF LOCALITY	Commercial. The site is part of a large out of town retail park.					

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
A/14/75088	Display of 10no. internally illuminated totem/freestanding signs & 1no. non-illuminated free standing sign	Under consideration
A/14/75161	Display of 8no. internally illuminated wall mounted signs	Under consideration
F/14/75089	Single storey extensions including alterations to roof, collection points, doors & refurbished patio area with timber fencing and lamps. Insertion of canopies & cladding on building, alterations to car park & drive-through lanes incorporating new islands for signage	Under consideration
Various planning permissions, advert and tree consents. None of which are of relevance to the proposal.		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

REF. NO. F/14/75100

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Tree Team	No objection
Hedge End Town Council	No objection but request condition requiring additional litter bins to be installed.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Existing Employment Site Within 25m River Buffer & Flood Zone 3 TPO 93

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

Eastleigh Borough Local Plan Review (2001-2011): 59.BE, 101.T, 104.T & 191.IN.

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: DM1, DM24 & DM37
(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 Guidance: 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.

COMMENT ON CONSULTATION RESPONSES

In regards to the littler bins, a note to applicant will be used as it would not pass the condition tests.

COMMENT ON REPRESENTATIONS RECEIVED

N/A

PLANNING OBLIGATION/CONSIDERATIONS

N/A

REF. NO. F/14/75100

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.

ASSESSMENT

The proposal is typical of a small outdoor climbing centre and these children's facilities are often found at fast food outlets. The area is tucked away at the side of the building and is fenced to ensure that small children do not wander into the drive-through exit. The area is located close to the outdoor patio, although not in easy site so parental supervision will be required. The proposal will replace an underused area of hard standing and will have no significant impact on the appearance of the building, site or wider locality. The site being reasonable well screened from the surrounding road by mature trees and landscaping.

Residential Amenity

The commercial use is already in existence and the childrens play area should not generate significantly more noise or disturbance. The building within the middle of a large retail park a long distance from the nearest residential properties. As such the proposal will have no impact on residential amenity, by way of noise, disturbance, a loss of light, a loss of outlook or overlooking.

Nature conservation

The site is located within a river buffer, but as the proposal does not involve large ground works then it is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). A HRA (Habitat Regulations Assessment) screening was not carried out.

Flooding

The site is located within flood zone 3, but the commercial use is considered to be a less flood sensitive development (compared to residential). The proposal will also be located on an existing area of hard surfacing so should not cause additional surface water runoff.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSIONS

REF. NO. F/14/75100

CONCLUSIONS

Recommend Permit