REF. NO. F/15/77559

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Use of concessions catering facility as a hot food takeaway (A5) & catering unit (B2) for temporary a period of two years Sanjah at the Ageas Bowl Colin Ingleby-Makenzie Stand The Ageas Bowl Botley Road West End Southampton SO30 3XH

SITE VISIT - Yes

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Hot food is sold from the unit on match days to be consumed within the stadium. The proposal is to expand the business to provide takeaways and a delivery service everyday between 16.00 & 22.30. Food preparation for external catering will also be carried out at the unit sometimes outside of these hours. The application is for a two year trial period.
SITE AREA	Unit has a floor space of 105m2.
TOPOGRAPHY	The unit is on a flat section of the site.
TREES	N/A
BOUNDARY TREATMENT	Open
SITE CHARACTERISTICS AND CHARACTER OF LOCALITY	The unit is on the ground floor and part of the concessions area on the Colin Ingleby-Makenzie Stand. The site is located within the Ageas Bowl cricket ground, which is within a section of countryside on the outer edge of West End.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	Various planning consents on the site, but none of relevance to the application.	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	No objection
Transportation and Engineering	No objection The facility will be an ancillary to the use of the Rose Bowl, rather than an independent element, and as such wont attract its own multimodal trips or require additional parking. For these reasons, no DC's are

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	required.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary – Countryside Strategic Gap Within Rose bowl Special Policy Area

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies: 1.CO, 2.CO, 59.BE & 158.OS

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: DM1, S9 & WE9 (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'

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

Noted

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."*

Policy 1.CO restricts the type of development allowed within the countryside. However, the site is taken out of this restriction as it is covered by Policy 158.OS, which applies to the whole of the ageas bowl complex. Policy 158.OS allows development for outdoor sports, recreational

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

purposes or for buildings strictly ancillary, subject to set criteria (none relevant to this development).

Policy 2.CO does not permit development that would physically or visually diminish a strategic gap.

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 unit is operating as a hot food takeaway for match day spectators and is ancillary to the primary sporting use of the site. The proposal is to expand the business in order to provide a takeaway and delivery service everyday between 16.00 & 22.30 with some food preparation for external catering outside of these hours. As food is already prepared on site, the proposal does not require an expansion of the facilities and no external changes are proposed to the building.

The unit is a tiny part of the large cricket ground site and any additional traffic movement or disturbance is likely to be small scale compared with other activities and uses occurring on the site. This is especially true in the early evening and at match times when the site is at its busiest. The amount of trade should naturally tailor off later into the night, with the takeaway shutting at 10.30pm.

The unit is considered a good site for the hot food takeaway/ delivery use in that it is on the far side of the site a long way from residential properties and close to a number of car parks with parking easily accessible. The unit is also located outside of West End Town Centre, where premises are primarily reserved for A1 retail units or similar business operating within shopping hours.

The proposal is for a two year temporary permission and so can be reviewed again after the trail period once the full impact is known.

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

Recommend Permit