REF. NO. F/15/75800

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Two storey extension to provide plant room & staff toilets South Point 3 South Point Ensign Way Hamble-Le-Rice Southampton SO31 4JR

SITE VISIT DATE – 17TH February 2015

ARE PLANS ACCURATE? - yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	57sqm
TOPOGRAPHY	Relatively level site
TREES	None
BOUNDARY TREATMENT	Steel palisade fencing.
SITE CHARACTERISTICS	Large industrial units used as a production facility for contact lenses. The Coopervision company own more units within Ensign Way. Some open landscaping on the frontage.
CHARACTER OF LOCALITY	Industrial area with associated parking areas and landscaping. Residential units to the north of the site.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/14/75696	Proposed IDA Compound with underground storage tanks, pump room, protective canopy and security fence and amendments to existing car parking. (Relevant only due to proximity)	Permitted April 2015

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
none	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble Parish Council	Resolved to leave decision to officer.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within designated employment zone

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies: 59.BE, 117.BE

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'

Policies: DM1, DM12.

Supplementary Planning Document: Quality Places

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework: With an overall aim of promoting sustainable development, chapter one of the NPPF highlights the importance of building a strong, competitive economy. It states that the planning system should do everything it can to support sustainable economic growth, helping businesses meet their development needs.

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to the character and appearance of the area, residential amenity and highway safety.

COMMENT ON CONSULTATION RESPONSES

Comments 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."

Principle

The application site falls within an existing employment zone as designated in the Eastleigh Borough Local Plan Review (2001-2011) (Local Plan). Regarding these zones, the Local Plan advises that it is important to allow the additional development required to maintain their competitiveness. Saved policy 117.E states that, "proposals for new development….within existing employment sites……will be permitted provided they do not conflict with policy on the location of office development." In this

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

regard the proposal complies with this policy. Emerging policy DM12 echoes the thrust of this existing policy.

Policy 59.BE of the Local Plan and draft policy DM1 of the emerging local plan require 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.

Character and appearance

The extension is relatively small in scale and largely hidden from public view by its location on the western side of the large industrial unit. With a condition to ensure all external materials match the existing buildings, there will no adverse impact on the appearance of the locality.

Residential amenity

The proposal is sited away from residential properties so will have no physical or visual impact on amenities.

Highway Impact

No adverse impact to the highway network will occur as a result of the proposal. The extension is close to the internal route used by the tankers delivering and collecting the IDA from the new IDA compound close to the proposed extension. The extension does not interfere with this route.

Nature Conservation

The proposal has been assessed under Regulation 61 of The Conservation of Habitats and Species Regulations 2010 (as amended) and is not considered to result in a likely significant impact on a European Protected site (SPA,SAC, Ramsar) either alone or in combination. It has therefore been screened out from requiring further assessment. Reason: The development is more than 200m from the relevant designated site and, combined with the small scale of the development, is not considered to undermine the conservation objectives or conservation status of the qualifying features.

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 approval

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