**MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/13/72777**

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|---|---|
| DESCRIPTION/ ADDRESS | Change of use of existing ground floor retail unit (A1) to hot food takeaway (A5) & addition of external extraction flue<br>8 Botley Road Hedge End Southampton SO30 2HE |

| | | | | |
|---|---|---|---|---|
| SITE VISIT DATE | 06/08/13 | | | |
| 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 | The existing A1 unit at ground floor trades as Brandon Tool Hire. | | | | | |
| SITE AREA | n/a | | | | | |
| RESIDENTIAL DEVELOPMENT DENSITY (NET) | n/a | | | | | |
| TOPOGRAPHY | x | Level | | Sloping ….. | | Other … |
| TREES | x | No | | Yes, ….. | | |
| BOUNDARY TREATMENT | x | Open frontage set out as a parking area. | | | | |
| SITE CHARACTERISTICS | The site occupies a two storey building attached centrally at first floor to no. 6 which allows access to the rear of the site. The site has parking both to the front and rear of the site. There is a taxi booking office occupying the entire first floor of both number 6 and 8 Botley Road. Number 6 is a takeaway shop (The Codfather Chip Shop). | | | | | |
| CHARACTER OF LOCALITY | The site lies within a commercial/industrial area, dominated by parking. | | | | | |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| 17766/002 | Change of use of ground floor to retail shop | Permit 1981 |
| 17766/003 | Change of use to take- away food shop with flat above | Permit 1981 |
| 17766/004 | Change of use from take away only to take away/snack bar | Permit 1983 |
| Z/24237/002/00 | new shop fronts, rear extension to No. 6, linking of properties and change of use of 1st floor from residential to offices | Permit 1982 |
| F/09/64374 | Change of use of first floor accommodation | Permit 2009 |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| | from insurance office to taxi booking office (no.s 6a-8a) | |

**REPRESENTATIONS RECEIVED**

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| None | |

**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| Hedge End Town Council | No objection |
| Head of Environmental Health | Thank you for consulting this Service on the above application. I have reviewed the information provided and wish to make the following comments:<br>We have **no objections** to the proposed, however we note that there will be a new extractor system installed, therefore we would recommend the following condition.<br>**ODOUR NEUTRALISER**<br>The odour neutraliser plant must be installed and in full working order prior to the commencement of the use and, as long as the use continues, be operated in such a manner as will effectively suppress the emission of fumes or smell. Should you wish to discuss the matters raised here I shall of course be pleased to do so. |
| Head of Engineering | Matt Grantham<br>**TPol Comments:** No objection.<br>There is adequate parking to the front of the property to accommodate the anticipated takeaway parking numbers, particularly given that takeaway trade is generally evenings, where as the majority of other uses in the vicinity (bar the next door fish & chips) are daytime. Additionally, the potential for visitor numbers at an A1 use is higher than that expected for A5 (particularly if a delivery<br>service is available) and as such a multimodal trip reduction would be expected. For this reason, transport DC's are not requested.<br>**DC Engineer:** Eric Reed<br>**DC Engineer Comments:** Condition E06 |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE |
|---|
| Within Built-up Area Boundary |

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

Eastleigh Borough Local Plan Review (2001-2011) 59.BE, 118.E
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1, DM12
Supplementary Planning Guidance: Quality Places
Supplementary Planning Document Residential Parking Standards

**CHARACTER APPRAISAL AREA**

N/A

**SPECIAL POLICY AREA**

N/A

**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 residential amenity, highway matters and character of the area

**COMMENT ON CONSULTATION RESPONSES**

| | | | |
|---|---|---|---|
| X | See below | | Other……. |

**COMMENT ON REPRESENTATIONS RECEIVED**

| | | | |
|---|---|---|---|
| X | See below | | Other……. |

**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."

**MATERIAL CONSIDERATIONS**

The site is located within the urban edge and within an employment site (as identified on the proposals map). As such the applicable policies of the adopted Local Plan are 59.BE and 118.E.

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

**ASSESSMENT OF PROPOSAL**

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

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. This guidance is largely reiterated in Policy DM1 of the pre-submission Local Plan.

(Policy 118.E) The redevelopment or change of use of an existing employment site, or the development of an allocated employment site, as identified in the proposals map, for uses other than B1, B2 or B8 employment purposes will only be permitted if:

i. it does not either by itself or cumulatively with other changes on the same employment site adversely affect the employment base either by markedly reducing the potential choice of employment in the local area or by significantly reducing the range and variety of premises or sites available for employment purposes within the local area; or

ii. it would result in land use, amenity or environmental benefits sufficient to outweigh any material harm to the employment base of the Borough.

(Policy DM12) The major existing employment sites as identified on the policies map shall be retained predominately in employment use classes B1, B2 and B8. Exceptionally, employment uses other than those in use classes B1(b), B1(c), B2 or B8 may be permitted on these sites provided they are of a similar character to use Classes B1(b), B1(c), B2 and B8 in terms of provision of jobs, and they contribute significantly to the economic growth objectives of the borough and the sub-region.

The proposals are considered to meet the objectives of the policies in that:

- There would be no loss of employment (consideration is given to the vacant status of the unit and employment that will be generated from the development of approximately 8-10 employees).
- The use is compatible with adjoining properties and surrounding area (the neighbouring site is in an A5 use and it is not uncommon to have these uses together).
- As the proposals relate to a small unit then the proposals are not expected to negatively impact on the employment base of the area, in terms of the potential choice of employment in the area, or on the range and variety of sites available for employment purposes within Hedge End. There are a range and variety of small commercial uses within the vicinity of the site.

There are no residential properties within close proximity to the site. The Head of Environmental Health have requested a condition be added to ensure that the new extractor system is in place before the commencement of the development. The neighbouring A5 use has an existing extractor to the rear of its site.

The Head of Transportation and Engineering has raised no objection to the proposals stating that the use would predominately be carried out during the evenings and the potential for visitor numbers at an A1 use is higher than that expected for an A5 use, particularly if a delivery service is available.

**OTHER MATERIAL CONSIDERATIONS**

Also of relevance is the pre-submission Eastleigh Borough Local Plan 2011-2029. 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**

The recommendation is to permit.