REF. NO. F/15/76624

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Installation of new ductwork to exterior. Ocular Sciences, School Lane, Chandler's Ford, Eastleigh, SO53 4LY

SITE VISIT DATE – 22/07/2015

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	"The applicant wishes to install additional fume cupboards within an existing research and development laboratory. The additional fume cupboards will result in increased extract ventilation rates which are therefore required to be balanced with additional supply air. To achieve this, a new air handling unit and associated ductwork is proposed".
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	Generally flat and level.
TREES	None affected.
BOUNDARY TREATMENT	Open onto School Lane at the front but with security fencing typical of the industrial use to the remaining site boundaries.
SITE CHARACTERISTICS	Sizable industrial unit with offices to the frontage and factory/warehousing to the rear.
CHARACTER OF LOCALITY	The site lies in the middle of a large industrial estate designated as an employment area in the Local Plan.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	Various permissions for plant equipment and refurbishment of the unit.	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

REF. NO. F/15/76624

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Head of Environmental Health	"With respect to the above application and additional information supplied, noise Impact assessment by Sustainable Acoustics ref Report No. 15-0111-0 R01 I've no objection to the proposed development. The report advises remedial measures and I would recommend that these are implemented as described in section 6."

POLICY CONTEXT

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

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

Eastleigh Borough Local Plan Review (2001-2011), saved Policies 25.NC, 29.ES & 59.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, DM7 & DM9

Supplementary Planning Document: Quality Places

NATIONAL PLANNING POLICY GUIDANCE

The National Planning Policy Framework (NPPF) supports and encourages sustainable development which is considered to have three roles, economic, social and environmental. Paragraph 8 of the NPPF states that "These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions."

Paragraph 14 of the NPPF sets out the "presumption in favour of sustainable development" in both plan-making and decision-taking.

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to the principle of that proposed, its layout, design and impact upon the street scene, amenity, the character of the area, as well as nature conservation.

COMMENT ON CONSULTATION RESPONSES

Noted.

REF. NO. F/15/76624

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."*

In this case policy issues for consideration include:

Principle – The application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant Local Plan policies and Supplementary Planning Documents. The most relevant policy in this case is saved Policy 59.BE of the Local Plan which 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, a satisfactory means of access and layout for vehicles, cyclists and pedestrians, to make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, and noise and fumes. Also of relevance is Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, which essentially reiterates the above requirements.

Also of relevance is saved Policy 29.ES which states that “Industrial or commercial development which would result in any noise sensitive premises being subject to a loss of amenity by means of an excessive increase in noise and/or vibration exposure, will not be permitted.”

Layout, Design & Street Scene – The proposed new plant and associated ductwork would be positioned to the northern side elevation of the building adjacent to a series of existing equipment and air handling ducts of a similar scale and appearance. In terms of its visual impact therefore, there are no issues of concern and is considered to accord with saved Policy 59.BE of the adopted Local Plan, Policy DM1 of the Submitted Local Plan and the Council’s ‘Quality Places’ SPD.

Amenity – The main amenity issue in this instance is noise from the new units and how it could impact upon the adjoining office use. A noise impact assessment has been submitted in support of the application which demonstrates that with simple mitigation measures the required noise attenuation can be achieved. As requested by the Head of Environmental Health, a condition requiring the suggested mitigation measures to be implemented before the equipment in brought into use is recommended. With the implementation of this condition the is considered to accord with saved Policies 29.ES and 59.BE of the adopted Local Plan, and Policies DM1 and DM7 of the Submitted Local Plan.

Area Character – With regards to the general character of the area, the proposals are not out of place and will have no adverse impact.

Nature Conservation – The proposal is not considered to result in a likely significant impact on a European Protected site (SPA, SAC or Ramsar). HRA (Habitat Regulations Assessment)

REF. NO. F/15/76624

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

screening was not required for this development as it falls outside the designated zone of impact.

The site falls outside the 5.6km buffer zone for the Solent SPA and is for a commercial development so is not relevant.

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

For the reasons given above, the application is recommended for approval subject to conditions.