MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/15/77373

DESCRIPTION/ ADDRESS	Installation of 2no. refrigeration units and alterations to northern boundary to create storage area Botley Service Station Grange Road Hedge End Southampton SO30 2FU

SITE VISIT DATE	30.10.2015
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Removal of existing refrigeration plant within the north east corner of the site and replacement with 2 new refrigeration units. One of the refrigeration units is to be installed in the enclosed north east corner of the site but positioned up against the east boundary. The other refrigeration unit is to be positioned against the rear elevation of the shop within an enclosed area to the south of the existing AC condensers. Alterations to the northern boundary to create a storage area. The area is currently used for storage of delivery cages. The proposal is to erect a fence to adjoin the northern boundary fence in order to enclose this part of the site creating a secure and concealed storage area accessed by a set of gates. This area is demarcated for 2 parking spaces. The application also proposes a disabled parking bay and barrier to the south of the shop which faces onto the road.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TREES	Small tree in corner which is not affected by the proposals.
BOUNDARY TREATMENT	The garage forecourt has an open frontage onto Grange Road with low front walls either side of the entrance/exit, all other boundaries are low level brick wall with close boarded fencing on top.
SITE CHARACTERISTICS	The site is located on the edge of Hedge End on the northern side of Grange Road where it approaches the Maypole roundabout from Botley. The site comprises an open garage forecourt containing 12 petrol pumps, car wash, shop and associated storage areas and parking. The existing refrigeration plant on site is located within the north east corner and is positioned at right angles to the east boundary. There is a 2 metre gap between the shop and the east boundary which has a gated access from the south creating an enclosed area. This area contains AC condensers which

THE SITE AND ITS SURROUNDINGS

	are positioned up against the rear elevation of the store.
CHARACTER OF LOCALITY	On edge between residential area and countryside. Industrial and commercial buildings to the east, west and north (CSG). The only existing residential use within the locality is a block of flats known as Greenlands View. There are residential properties on the southern side of Grange Road and the roundabout.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/07/61452	Erection of forecourt canopy link (amendments to previously approved F/06/58039)	Permitted 2007
F/06/58039	Redevelopment and construction to provide an upgraded petrol filling station consisting of new forecourt (including pump islands). Sales building/forecourt shop (class A1), storage compound, carwash, ATM, car parking, landscaping and associated works, following demolition of existing structure (amended scheme)	Permitted 2006

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Botley Parish Council	The Council asked for attention to be given to the details of the noise report to ensure that the changes will not increase noise nuisance in the area.
Environmental Health	Based on the noise assessment and the plant proposed this Service has no objection in principle to the proposed development, neither do we wish to recommend any conditions.
Transportation and Engineering	No objection. Not aware of any particular problems associated with Co-Op store.

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) Policies 59.BE, 104.T

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published

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

February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

Policy DM1, DM24

Supplementary Planning Guidance: Quality Places

CHARACTER APPRAISAL AREA

Not within a Character Area

SPECIAL POLICY AREA

Not within a Special Policy Area

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 principle of the development proposed, its layout and design, as well as its impact upon neighbouring residential amenity, the character of the area and highway safety.

COMMENT ON CONSULTATION RESPONSES

The comments raised by the town council with regards to noise report are noted. The noise report has been reviewed by Environmental Health, and is considered to be acceptable.

COMMENT ON REPRESENTATIONS RECEIVED

No comments.

PLANNING OBLIGATION/CONSIDERATIONS

There are no planning obligations requirements associated with this application.

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

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,

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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.

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 and guidance.

Layout, design and impact of the proposals on the street scene and character of the area: There are no concerns with regard to layout or design. The building and remainder of the site will be unaltered. The proposed refrigeration units will be located within the existing fenced external storage area out of public view.

The appearance of the site would not be substantially different from that which currently exists. As there will be no changes to the appearance or general use of the site, i.e. still used as a garage and local convenience store, there are not considered to be any issues with regards to adverse impact upon the street scene, neighbouring uses or the character of the area.

The proposed alterations to the boundary fence to enclose the storage of delivery baskets will reduce opportunities for crime and by concealing the delivery baskets will be an improvement aesthetically.

Residential amenity

Saved Policy 59.BE (vii.) of the adopted Local Plan requires that development avoids unduly interfering, disturbing or conflicting with adjoining or nearby uses which includes through the generation of unacceptable levels of noise, a matter which forms the primary consideration with regards to development which includes the provision of refrigeration plant as is the case in respect of this application.

The application is accompanied by a Plant Noise Assessment Planning Report - RF85447/NIA for the proposed additional fixed plant. The Council's Head of Environmental Health has been consulted as part of the application process and have reviewed the content within this report. They have confirmed that they do not have any objections and neither do they wish to recommend any conditions. On this basis, therefore, the application is deemed to accord with the above named policy requirement in respect of the matter of residential amenity.

Highway matters

Policy 104.T states permission will only be granted for development that provides adequate off-highway parking provision. The proposed fence alterations will enclose an area that is being used to store delivery baskets. This area was shown on the approved plans to provide 2 staff parking spaces. However, the area has not been used for staff parking and it was acknowledged on site that the area is used to store delivery baskets.

The highway engineer raised no objections and noted that there have been no problems at the store. Therefore, the use of the area for storage and not for the 2 staff parking spaces as originally intended has not resulted in any impact on highway safety. Furthermore, there are a total of 6 parking spaces including the now proposed disabled space. Therefore, this provides an adequate off highway parking for both the stores visitors and staff. On this basis, it is considered the proposal will accord with the above named policy requirement in respect of the matter of off highway parking provision.

OTHER MATERIAL CONSIDERATIONS

Also of relevance 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

In view of the above, this application is recommended for approval.