REF. NO. F/14/75698

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Proposed single storey security lodge, 2 metre high security fencing with automatic gates and recladding of front facade. Coopervision Coopervision Manufacturing Ltd South Point 4 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, direct letter and site notices

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	30112.8 sq metres
TOPOGRAPHY	Relatively level site
TREES	None
BOUNDARY TREATMENT	Units within Mitchell Point are set close to the boundary shared with South Point 4 with steel palisade fencing extending the length of the boundary itself. Open to Ensign Way.
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
Numerous applications for the site but none specific or relevant to this current proposal.		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble Parish Council	Leave decision to planning officers
Esso/Fisher German	No objection, provided the Special Requirements for Safe Working booklet and the covenants contained in the Deed of Grant are adhered to. (Booklet forwarded to agent)
ESP Utilities Group	No objection
Engineers	Holding objection – position of gates will result in long vehicles

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	potentially blocking Ensign Way whilst waiting for access to the site. Amended plans requested. Additionally, information as to how staff vehicles can be moved quickly onto site is requested, as again any hold-ups could cause a highway congestion issue.
Environment Agency	No objection
Head of Environmental Health	The proposed development has the potential to be effected by contaminants in the ground or gases / vapours associated with the sites many former uses. Recommend conditions relating to land contamination (req site assessment and report to be approved) and hours of work.

POLICY CONTEXT

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

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 and highway safety.

COMMENT ON CONSULTATION RESPONSES

Comments noted.

Engineers - Amended plans were sought to provide more distance between the security gates and the highway but Coopervision have confirmed that due to their site constraints, no vehicles of this size are able to come on to the site. The longest vehicle would be a max of 15m. This length, due to the small

COMMENT ON CONSULTATION RESPONSES

number of deliveries per week, is considered to be acceptable with the gates as originally proposed.

A condition to request details of how cars can be quickly given access is not considered to meet the relevant tests in that it's not considered to be reasonable.

Env Health – The construction hours condition is considered necessary and reasonable (see below) and will recommend as part of the approval. The condition relating to contamination, given the small scale of the development and the large level of development that occurs on this site, is not considered reasonable. The issue can be brought to the attention of the applicant via a note on the decision.

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."*

The proposal is considered to comply with relevant Development Plan policies.

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 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 security lodge, although small, will be a very prominent feature within the street scene due to its location. The design is attractive and good quality materials are required to complement this. A condition is recommended to request details and samples of all external materials to ensure the building makes a positive visual contribution. Included in this condition will also be the fencing materials and external cladding as these elements will also be visually prominent.

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

At present, there is an area of landscaping to the front of the site, which helps to soften the harsh appearance of the industrial setting. Other units have denser planting which does make a significant difference. A condition to request a detailed landscaping scheme is recommended. This will ensure that the existing landscaping is not only maintained, but enhanced. The use of planting will be important in screening the security fencing.

Amended plans have been requested to show the security fencing adjacent to the lodge to be stepped back, to allow more soft landscaping.

Residential amenity
The proposal will have no physical or visual impact on amenities once constructed. As it is fairly close to residential properties, a condition to restrict the hours of construction is considered reasonable.

Highway Impact
As discussed above, the Council's Engineers raised a holding objection to the proposal. With confirmation that no long HGVs can enter the site, the proposed position of the gates is considered to be acceptable.

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.

Environmental Impact Assessment
This proposal has been screened under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 and it is concluded that it is NOT EIA development. It is not Schedule 1 development and falls significantly below the thresholds given in Schedule 2 (10)(Infrastructure projects).

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

Recommendation is to approve.