MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/14/75516

DESCRIPTION/ ADDRESS	Installation of 167sqm mezzanine floor to be used as ancillary storage area Hampshire Constabulary Hamble Lane Hamble Southampton SO31 4TS

SITE VISIT DATE	10 December 2014
ARE PLANS ACCURATE?	It is considered that sufficient information has been provided to allow for a full and proper assessment of the development proposed.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the installation of a mezzanine floor of an area of 167sqm which is to provide improved storage facilities for personal protective equipment and allow for some internal reconfiguration works including the provision of a new classroom for Taser training.
SITE AREA	The Hampshire Police Training HQ site extends to an area of approximately 18 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	n/a
TREES	The works will be wholly contained within an existing building and as such no trees will be affected by the proposals.
BOUNDARY TREATMENT	n/a
SITE CHARACTERISTICS / CHARACTER OF LOCALITY	The application building forms part of an established police training facility which is situated outside of the urban edge and within designated Local Gap.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/17924/001	Change of use to Police Force Training and Support Headquarters and informal recreation purposes	PERMITTED – 1980
Z/17924/010	Phase 1 Police Support and Training Headquarters	PERMITTED – 1983

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hound Parish Council	*No objection*

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Designated Local Gap Outside Built-up Area Boundary Within Designated Countryside Within Special Policy Area (Hampshire Police Headquarters) Existing and Established Police Training Facility

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

Eastleigh Borough Local Plan Review (2001-2011), Saved Policies 1.CO, 3.CO, 13.CO, 59.BE, 100.T, 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 February 2014; and Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014, Policies S9, DM1, DM23, DM24.
Supplementary Planning Guidance: Quality Places

CHARACTER APPRAISAL AREA

n/a

SPECIAL POLICY AREA

The site is within the Hampshire Police Headquarters Special Policy Area where Saved Policy 13.CO of the Eastleigh Borough Local Plan Review 2001-2011 applies to development proposals.

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 the principle of the development proposed, layout and design, residential amenity, highway matters, and the impact of the proposals on the character of the area.

COMMENT ON CONSULTATION RESPONSES

The comments of Hound Parish Council are noted.

COMMENT ON REPRESENTATIONS RECEIVED

No third party representations were received in relation to this application.

PLANNING OBLIGATION/CONSIDERATIONS

The proposals are to provide for improved facilities within the existing building in the form of storage space for personal protective equipment, much of which is currently stored within roof height racking, as well as to allow for the creation of a training classroom. As stated in the submitted design and access statement (section 1) there will be no changes to the number of people employed or visitors to the site. As such, there will be no increase in multi-modal trips resulting from the development and therefore no sustainable transport contributions are required. There are no other planning obligation considerations.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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."

Development Plan Policies:

Saved Policy 1.CO relates to development proposals outside of the urban edge and states that these will only be permitted where they are necessary for agricultural, forestry or horticultural purposes; for or ancillary to an outdoor recreational use; essential for the provision of a public utility service or an appropriate extension of an existing education or health facility; or it meets the criteria in the other policies in this Plan.

Saved Policy 3.CO states that planning permission will only be permitted for appropriate development in a local gap, if: it cannot be acceptably located elsewhere; and, it would not diminish the gap, physically or visually.

Saved Policy 13.CO of the Eastleigh Borough Local Plan Review (2001-2011) relates to development within the Hampshire Police Headquarters Special Policy Area and states that development will only be permitted where: it is for a use specifically related to the operations of the Hampshire Constabulary; it does not cause harm to the listed building or its setting; it does not generate traffic which would significantly add to traffic problems in Hamble Lane or on the road network in the locality; a travel plan for the whole site is adopted; and, it does not have an adverse visual impact on the countryside.

Saved Policy 59.BE 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, 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.

Saved Policy 100.T states that development which accords with the other policies of the Plan will be permitted providing: it is, or could be, well served by public transport, cycling and walking; it includes measures that minimise its impact on the existing transport network; the development is located to minimise travel where a large number of journeys are likely to be generated; and where appropriate a Transport Assessment is included in the proposals.

Saved Policy 104.T requires that adequate parking is provided to serve new development in accordance with the Council's adopted standards.

MATERIAL CONSIDERATIONS

Principle

The Hampshire Police Headquarters are located outside the urban edge and within the Netley Abbey – Hamble local gap where there is a general presumption against development. The Hampshire Police Headquarters are, however, an established use in this location and the Council's adopted Local Plan recognises that there may be instances where the unique characteristics of the

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

site will justify an exception to the restrictive countryside and local gap policies (1.CO, 3.CO). The Headquarters is as such designated as a Special Policy Area within the Local Plan and Saved Policy 13.CO relates specifically to development proposals within this designation. This policy states that development that is specifically related to the operations of Hampshire Constabulary will be permitted providing it meets a number of criteria. The principle of the proposals is therefore considered to be acceptable with any approval being subject to these stipulations being met.

Layout, design and impact of the proposals on the character of the area:

The proposals are considered to be acceptable in this respect. The mezzanine floor will allow for the improvement of existing facilities at the training centre which are specifically associated with the operations of the Hampshire Constabulary. As the works are wholly internal, they will also have no impact upon the external appearance of the building within which they are to be contained, nor will they have any adverse visual impact upon the character of the countryside, local gap or the listed building on the site. The application is therefore considered to accord with the requirements of Saved Policies 1.CO, 3.CO, 13.CO and 59.BE of the adopted Local Plan in respect of the layout, design and impact of the proposals on the area character.

Highway matters:

The proposals are as set out above to provide for an improvement to existing facilities at the site and do not involve any associated increase in staffing numbers or visitors to the site. As such, there is no requirement for any additional car parking to be provided and it is not considered that the development will generate any increase in traffic which would significantly add to traffic problems in Hamble Lane or on the road network in the locality. The application is therefore deemed to accord with the requirements of Saved Policy 13.CO, 100.T and 104.T of the adopted Local Plan.

Residential amenity:

The proposed mezzanine floor is to be used for storage purposes and will be wholly contained within an existing building which is not situated in close proximity to any residential uses. As such, it is not considered that the proposals will have any impact upon residential amenity and the application is therefore deemed to accord with the requirements of Saved Policy 59.BE (vii.).

Conclusion:

Overall, for the reasons as outlined above, the application is considered to comply with the requirements of the relevant development plan policies, associated supplementary planning guidance, and national planning policy.

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

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It is recommended that planning permission be granted.