REF. NO. X/14/75587

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Application for Variation of Condition 8 (which limits internal floor area) of planning permission O/09/64595 for the construction of 2 and 3 storey buildings and a MUGA Barton Peveril College Chestnut Avenue Eastleigh SO50 5ZA

SITE VISIT DATE – 14/01/2015

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Variation of condition to increase total maximum floor area by 1234 sq.m. to 20556 sq.m as a result of the retention of the Mountbatten building.
SITE AREA	4.8m
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	level site
TREES	Trees/hedging on existing north boundary.
BOUNDARY TREATMENT	Retain existing mature trees and hedging and supplement with new trees with shrubs to aid screening where needed.
SITE CHARACTERISTICS	6th form college campus with mixture of older and modern, contemporary buildings with internal courtyard and external parking. Attractive location with playing fields adjacent. Phase 3 now under construction.
CHARACTER OF LOCALITY	Suburban character. Housing opposite and adjacent and secondary school (shared playing fields) to east. Chestnut Av relatively busy.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
O/09/64595	Outline: Construction of 2 and 3 storey buildings following demolition of existing buildings (2,782 sqm net additional gross internal floor space), together with 4 court multi use games area (MUGA), car parking and landscaping. (access to be considered)	Permit 4.6.10
R/12/70729	Reserved Matters: Phase 1: two storey classroom block to east of existing sports hall with 44 space car park area in front. Landscaping on eastern boundary with playing fields. Reconfiguration of car parking on north side.	Approved 20 June 2012

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RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/12/70727	Construction of 2no. 3 court multi use games area in place of 1 no. 4 court MUGA approved as part of outline permission O/09/64595.	Permitted 28 June 2012
R/13/72314	Reserved Matters: Phase 2: two storey extension to Nobel Building GFA 1100sqm	Permitted May 2013
R/14/74906	Phase 3: 3-storey science building, following demolition of the Tennyson building	ARM, 05/09/2014

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No representations received

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
ENG	Transport Policy Engineer: No objection. As outlined in the associated Design & Access Statement, 'the new building is not being provided to accommodate an increase in student numbers, only to replace outdated accomodation'. As such, it is not anticipated that additional multimodal trips would be generated as a result of the variation of condition. Despite this, the application seeks to add 14 parking spaces to the original proposals, going from 18 to 32 which is welcomed and accepted given the ongoing issues with student parking in local residntial streets. In line with requirements to reduce vehicle travel where possible, these additional spaces will be allocated out to students who travel the furthest, or have particular travel needs that make vehicle travel a higher priority. It is also noted that the college have also made financial commitments towards CPZ improvements in the localised vicinity. DC Engineer: No objection to condition variation.

POLICY CONTEXT

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

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies 59.BE, 100.T, 101.T, 103.T, 104.T

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

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (the Submitted Local Plan) Policies DM1, DM23, DM24
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'

Supplementary Planning Document: Quality Places
Supplementary Planning Document: Environmentally Sustainable Development

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework
National Planning Practice Guidance

COMMENT ON CONSULTATION RESPONSES

Noted

COMMENT ON REPRESENTATIONS RECEIVED

n/a

PLANNING OBLIGATION/CONSIDERATIONS

The S106 which relates to the development as a whole does not contain restrictions with regards to overall floor area. As such, no variation to the S106 is required.

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."*

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, 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.

Policies 100.T, 101.T, 103.T, 104.T relate to transport and parking matters.

Principle of development
The outline permission granted the development in principle, together with the use and amount of development, the parameters of scale, height and siting of buildings and uses and the full access details (which are to remain as existing). The subsequent reserved matters applications considered the detailed elements of each phase and have also been granted.

As part of the outline permission, a condition was imposed with the following wording:

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The net increase in internal floor area of the development hereby approved must not exceed 2782sqm. Reason: In order to comply with the outline application parameters.

At this point, the college was intending to demolish a number of buildings on site, including the Mountbatten building, however, due to funding resource issues, the college is not in a position to demolish the Mountbatten building and instead the science area of the building will effectively be moth-balled until such a time when funding is available from the Government for refurbishment (not anticipated in the foreseeable future).

The reserved matters application which dealt with phase 3, R/14/74906, approved the detailed scheme which included the retention of the existing Mountbatten building, construction of the science building and additional parking.

The retention of the Mountbatten building results in a net increase in the overall floor area of the development. Such as, this application has been submitted to vary the above condition to allow an additional 1234sq.m. of floor space.

Layout and scale
The approved phase 3 science building will relate well to the Mountbatten Building and the retention of the building will not significantly undermine the overall design and appearance of the development. The science building will function independently of the moth-balled Mountbatten science facilities and their retention will not hinder the use of this new building

Transport and Parking
The outline application proposed 29 additional parking spaces on-site (which is in excess of what is required for the predicted 44 additional students and four additional staff). The retention of the Mountbatten building is not intended to permit additional students, therefore it is not anticipated that there would be additional multimodal trips or additional parking requirements.

However, the phase 3 application also proposed to retain 18 temporary car parking spaces and add a further 14 spaces in order to provide 32 permanent spaces for students and 2 disabled bays, to be managed through College permits. The college operates a travel plan and has made financial commitments to CPZ improvements in the local area.

As such, it is considered there would be no detrimental impact from the retention of the additional floor area, in compliance with relevant policy; and a revised condition can be imposed to accommodate the additional 1234 sq.m. of floor space.

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

The variation of condition 8, outline application O/09/64595, to increase the permitted floor area is considered to be in accordance with the adopted plan and consistent with national guidance. The recommendation is therefore to consent variation.

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