REF. NO. R/12/70925

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Approval of Reserved Matters (appearance, landscaping, layout and scale) for redevelopment of the site to provide flexible business accommodation (B1/B2/B8) not exceeding 3,732sqm of accommodation with new access to Manaton Way and relocated access to Botley Road, pursuant to Outline Planning Permission O/10/68088 and X/11/68593 (Unit A only). Unit A, Site F Hamilton Business Park, Botley Road, Hedge End, Southampton, SO30 2JR

SITE VISIT DATE – 12 July 2012

ARE PLANS ACCURATE? - yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? – yes, site notice erected on hoardings at front of site and neighbour letters sent.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Application seeks permission for the approval of the reserved matters relating to appearance, landscaping, layout and scale for Unit A.
SITE AREA	Approx 3,869 sqm
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No residential development
TOPOGRAPHY	Relatively level site
TREES	No significant trees on site
BOUNDARY TREATMENT	Hoardings to site frontage along Botley Road, mix of fencing along remaining site boundaries.
SITE CHARACTERISTICS	Construction work underway on neighbouring units within the site.
CHARACTER OF LOCALITY	Lies within predominantly commercial/industrial area. Mix of types of buildings in area.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
X/11/68593	Relief of condition 6 of planning permission O/10/68088 in respect of Unit C only to enable trade counter and retail use, comprising 144sqm trade display and counter area and 280sqm kitchen showroom	Refused July 2011 Subsequent appeal allowed 01 Dec 2011
R/10/68100	Reserved matters (layout, scale, appearance and landscaping) for Units B & C pursuant to outline permission O/07/60590 for the demolition of existing buildings and redevelopment of the site to provide flexible business accommodation (B1/B2/B8), not exceeding 3732sqm of	Approved Jan 2011

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	accommodation, together with a new access to Manaton Way (accommodation to be within 3 buildings with ancillary car parking)	
O/10/68088	Extension of time period for the implementation of an extant permission (O/07/60590) for demolition of existing buildings and redevelopment of the site to provide flexible business accommodation (B1/B2/B8), not exceeding 3732sqm of accommodation, together with a new access to Manaton Way and relocated access to Botley Road	Permitted Jan 2011
R/08/64135	Reserved matters (layout and scale) pursuant to outline planning permission O/07/60590 for demolition of existing buildings and redevelopment of the site to provide flexible business accommodation (B1/B2/B8), not exceeding 3732sqm of accommodation, together with a new access to Manaton Way	Permitted – Jan 2009
O/07/60590	Outline: Development of existing buildings and redevelopment of the site to provide flexible business accommodation (B1/B2/B8), not exceeding 3732sqm of accommodation, together with a new access to Manaton Way and relocated access to Botley Road	Permitted – Oct 2007

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No objection
Head of Transportation & Engineering	No objection. I have concerns in regard to the number of parking spaces in the revised proposals – however, the quantum accords to the HCC Parking Standards. In the permitted scheme, there are 68 car parking spaces for Unit A which is 1,682sqm in size, equating to roughly 1 space per 25sqm. In the revised plans, 33 car parking spaces for Unit A, which is 1405sqm – this equates to a reduced level of approximately 1 space per 42sqm. Whilst the level of parking accords to standards (max of 1 space per

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	45sqm = 32 spaces), the level provided appears low considering the location and I would have concerns of overspill parking in the surrounding highway and residential areas. It is understood that TRO's are being investigated so perhaps any contribution agreement could have the option of paying for TRO's added to the list of potential uses? In regard to cycle parking, again, concentrating on Unit A, the location of the parking should be closer to the access point of the building for convenience and security. The cycle parking should also be undercover and preferably enclosed. Amended plans – 3rd July 2012 Revised plans – I confirm I am happy with the location of the cycle parking and as such, I have no objection.
Crime Reduction Officer	No comments received.

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) Saved Policies: 32.ES, 35.ES, 59.BE, 63.BE, 100.T, 101.T, 102.T, 103.T, 134.TC, 191.IN
Environmentally Sustainable Development SPD, March 2009

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to the layout, siting, scale and resulting visual impact and appearance of the building and its surroundings.

COMMENT ON CONSULTATION RESPONSES

Please see report below

COMMENT ON REPRESENTATIONS RECEIVED

Please see below

PLANNING OBLIGATION/CONSIDERATIONS

Not required – a S106 agreement was signed in relation to the original outline permission.

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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."

Principle

The site lies within the defined urban edge and is also a designated employment site, as shown on the Proposals Map of the Eastleigh Borough Local Plan Review (2001-2011).

Policy 117.E of the adopted local plan states that proposals for new or redevelopment for employment purposes, (Use Classes B1/B2/B8), within the existing employment sites identified on the proposals map will be permitted, provided they do not conflict with the policy on office location.

The principle of the redevelopment of the site for the commercial floor space has been found to be acceptable and approved under the original outline permission, O/07/60590, and is therefore not being reconsidered under this application.

This application seeks approval of the reserved matters of appearance, landscaping, layout and scale. The supporting planning statement confirms that a prospective occupier for Building A has been found and the changes to the siting and layout are a result of the specific requirements of the proposed occupier, Axminster Tool Centre. They wish to use the building for a storage and distribution centre, complying with the B8 permitted use.

Layout

The site layout largely follows the principles established under the original outline permission, O/07/60590, with the vehicular access to the site from Manaton Way and Botley Road. However, the position of Unit A has changed from the indicative position shown in the details submitted with application R/10/68100, which dealt with the reserved matters pertaining to Units B & C – the position of these units has not altered.

The layout now proposed shows Unit A positioned in the south-east corner of the site, with an area of parking positioned between the southern elevation of the building and the Botley Road frontage. A smaller row of parking spaces is shown adjacent to the western elevation and the internal access road, with loading areas to the rear of the building.

Engineers have raised no objection to the proposals – amended plans have now been received showing improved cycle storage provision, adjacent to the entrance to the building, which are considered to be acceptable.

Scale

The change in site layout means that the north-east corner of the site remains undeveloped and it is also noted that the total floor space of Unit A as proposed, and Units B and C as permitted, falls below the 3,732sqm approved under the outline permission – the total amount of floorspace for Units A, B and C equals 3,455, leaving 277sqm unaccounted for. The supporting planning statement indicates that a further reserved matters application will be submitted in due course for a 4th building in this area of the site for the remaining available floor area.

Unit A is shown as having a rectangular footprint and would be a two-storey building, measuring approximately 9.4m at ridge height. This is slightly higher than the approved designs for Units B and C which measure between 7.2-8.4m (Unit B) and 8.8m (Unit C) in height. However, the roof is pitched in design, rising up to 9.4m along a central ridge line. The bulk of the roof is therefore broken up and given that there are a mix of unit types and designs on the surrounding sites, is not considered to be out of scale or overbearing in relation to the character of the area. Unit A is also to be set back from the road frontage, with some tree planting along the Botley Road frontage,

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

which will again provide some screening, helping to break up the overall massing of the building.

Appearance

The building would have a mix of brickwork, metal cladding and areas of glazing and is similar in appearance to neighbouring buildings. A palette of materials has already been approved via condition for Units B and C and the proposed materials are very similar in colour, which is considered appropriate, whilst allowing for slight variation between the units.

The southern elevation fronting Botley Road would be the most prominent, and has a large glazed window which wraps around to the western elevation, which contains the main entrance. Indicative areas of signage are also shown which appear to cover large areas – the details of any signage would be considered under separate advertisement consent applications but could provide an element of interest in the overall appearance of the building.

The eastern elevation is predominantly unrelieved cladding, as is the northern elevation, which also contains two loading bay doors.

Overall, the proposed design is considered acceptable and sympathetic to the neighbouring units and the design of Units B and C.

Landscaping

The landscaping proposals have changed slightly from application R/10/68100, reflecting the alteration to the footprint of Unit A – the trees along the Botley Road frontage remain and two trees are shown at either side of the front elevation of the building but overall, two less trees are now shown. However, the site has been further divided up to allow for a fourth unit to the rear of Unit A, which will enable further landscaping and tree planting to be accommodated in this section of the site. As such, the proposed landscaping scheme is considered acceptable.

On balance, the proposed scheme for Unit A is considered to comply with Saved Policy 59.BE of the adopted local plan.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

Recommend approval.