REF. NO. «AltRef»

MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/13/73238

DESCRIPTION/ ADDRESS	Erection of single storey building for storage purposes Marks And Spencer Plc Tollbar Way Hedge End Southampton SO30 2UH

SITE VISIT DATE	23 October 2013
ARE PLANS ACCURATE?	The southern elevation of the proposed building as shown on Drawing No. 9003 T Revision 01 is incorrectly labelled as the west elevation. The submitted details are, however, considered to be sufficient to allow for a comprehensive assessment of the proposals.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the provision of an attached storage building to be sited in the existing service yard compound to the north of the Marks and Spencer store. The building measures approximately 4.7m in height and has a floor area of 91sqm. Its walls and roof are to be clad in profiled metal sheeting, goosewing grey in colour. The building is to be used for the storage of ambient food and general merchandise. The supporting statement submitted with the planning application sets out that it is required in order to meet a shortfall in permanent ancillary storage space at the store which is currently managed through temporary measures such as holding vehicles and external containers. The application is a resubmission for an amended design and siting following the granting of planning permission F/13/72529 for a building of the same floor area and use. The application is supported by a design and access statement and flood risk assessment. □
SITE AREA	Approximately 0.35ha.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	The area in which the proposed building is to be sited is relatively flat. The ground level of the adjoining store car park is approximately 0.3m higher than that of the compound area.
TREES	There will be no trees affected by the proposed development.
BOUNDARY TREATMENT	The compound area is predominantly surrounded by a 2m high brick wall with gated vehicular accesses positioned on the southern and western side boundaries. There are existing permanent storage buildings varying between 2.5 and 3m in

THE SITE AND ITS SURROUNDINGS

	height along the length of the northern boundary of the compound. A significant degree of screening from Tollbar Way to the east is afforded by a row of relatively mature trees positioned along the highway verge on the opposite side of the boundary wall. □
SITE CHARACTERISTICS	Purpose built out-of-town retail development adjoining the Sainsbury's superstore with extensive areas of car parking to the north and west. The service yard is positioned to the northern side of the retail store and contains both permanent and temporary storage units. □
CHARACTER OF LOCALITY	The store is located within an existing retail area to the west of the M27 motorway and is adjacent to a number of smaller retail parks. □

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/13/72529	Erection of storage building attached to the rear of the store	PERMIT – 15/07/2013
F/12/71633	Siting of 5no. refrigerated storage containers within the rear service yard between 1st November & 31st January annually	PERMIT – 30/11/2012
Z/29221/069	Siting of storage container within service yard for temporary period between 1 Nov and 31 Jan inclusive over a 5 year period	TEMPORARILY APPROVE – 15/11/2002
Z/29221/042	Extension for additional storage area (48 square metres floor area)	PERMIT – 05/08/1997

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	(17/10/2013): *No objection*.
Head of Transportation and Engineering	(17/10/2013): *No objection.* *Whilst some 'colleague' vehicle parking spaces are to be lost, this is considered negligible in the overall quantum of parking provided on-site.* *Additionally, as outlined in the 'Planning Statement' submitted as part of the application pack, it is not anticipated that additional trips to the store will result as a consequence of the storage facility. This is purely to enable more non-perishable goods to be kept on site to cater for busier periods, as the existing facilities are too small and supplemented by temporary facilities such as lorry trailers. This is just an improvement to*

REF. NO. «AltRef»

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	existing facilities. As such, no transport Developer Contributions are requested.
Environment Agency	(07/10/2013): *No comments to make.*

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Existing Out-of-Town Retail Store Within Environment Agency Flood Zones 2 and 3

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

Eastleigh Borough Local Plan Review (2001-2011), Saved Policies 43.ES, 59.BE, 100.T, 104.T, 134.TC
Revised Draft Eastleigh Borough Local Plan 2011-2029, DM1, DM5, DM19, DM23, DM37
Supplementary Planning Guidance: Quality Places

CHARACTER APPRAISAL AREA

N/A

SPECIAL POLICY AREA

N/A

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework:

Of particular relevance to this application is *Section 7: Requiring good design* which stipulates that good design is a key aspect of sustainable development and is indivisible from good planning; that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment; and that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to amenity, highway matters, flood risk, as well as the impact of the proposals on the character of the area and upon the vitality and viability of existing town and local centres.

COMMENT ON CONSULTATION RESPONSES

X	See below		Other……

COMMENT ON REPRESENTATIONS RECEIVED

REF. NO. «AltRef»

COMMENT ON REPRESENTATIONS RECEIVED

None received.

PLANNING OBLIGATION/CONSIDERATIONS

The applicant has provided within the supporting documents accompanying the application adequate justification to demonstrate that there will be no increase in traffic movements as a result of the proposals. The Council's Head of Transportation and Engineering has confirmed that this information is satisfactory and that, accordingly, there are no sustainable transport contributions required in respect of the planning application. There are no other planning obligation requirements.

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 43.ES states that development will only be permitted within areas at risk of flooding where it is demonstrated that the site is adequately defended from flooding, or a flood risk assessment (FRA) demonstrates that measures incorporated into the scheme would prevent the endangerment of life or an unacceptable likelihood of damage to property; and it does not harm the integrity of a flood defence structure, inhibit the maintenance of a water course for the purpose of minimising flood risk, or increase flood risks elsewhere.

Saved 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.

Saved Policy 100.T expects development to be sited close to, or well served by, public transport, cycling and walking.

Saved Policy 104.T states permission will only be granted for development that provides adequate off-highway parking provision.

Saved Policy 134.TC sets out that out-of-centre or edge-of-centre development for retail, leisure, office or other town centre uses will only be permitted if it will not by itself or cumulatively with other recently completed or permitted schemes undermine any Council's strategy to sustain and enhance the vitality and viability of existing town centres and the roles of other centres.

MATERIAL CONSIDERATIONS

The application is considered to comply with the requirements of the aforementioned development

REF. NO. «AltRef»

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

plan policies and associated supplementary planning guidance / documents for the following reasons:

- The principle of the development is acceptable and has been established under the previous planning approval reference F/13/72529.
- Whilst the layout and configuration of the building has been amended such that it now will project beyond the eastern side elevation of the main Marks and Spencer store and will be situated closer to the boundary of the site with Tollbar Way, it is remains relatively well screened from the road, particularly from the south and east, by the existing boundary wall and fairly dense highway trees. Whilst there will be some views of the storage building afforded from Tollbar Way when approaching from the north, it will be set and viewed against the much larger and more substantial main Marks and Spencer store which will serve to significantly reduce its visual prominence. Accordingly, it is not considered that the proposals will have any detrimental impact on the character of the area.
- Again, as with the previous approval, the proposals are for the provision of permanent storage space required in connection with the functioning and operation of the existing Marks and Spencer store and do not involve the creation of any additional retail floor space. Accordingly, it is not considered that the development will in any way undermine the vitality and viability of existing town and local centres. A condition will, however, be imposed upon the planning consent to restrict the use of the building to ancillary storage only.
- The development will not generate an increase in the level of traffic or multi-modal trips to the store and there will be no alterations to access arrangements to the site. The proposals will impact upon 'colleague' vehicle parking within the store compound to an extent, however, as denoted in the consultation response of the Council's Head of Transportation and Engineering, this is not unacceptable and is negligible in the overall quantum of parking available on the site.
- Due to the nature and siting of the building proposed as well as the location of the Marks and Spencer store, the development will not have any significant or detrimental impact upon the amenity of neighbouring uses.
- The submitted flood risk assessment adequately demonstrates that appropriate measures, including the usage of flood resistant construction materials as well as the elevating of the internal finished floor level of the building approximately 1200mm above external ground level, are to be carried out to protect the development from the risk of flooding, and that the development will not increase the risk of flooding elsewhere.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft Eastleigh Borough Local Plan 2011-2029. 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 application is recommended for approval subject to conditions.