Report:

1. This application has been referred to Local Area Committee on the basis that Eastleigh Borough Council owns the site.

The site and its surroundings

2. Channon Retail Park is a large warehouse complex containing a number of retail outlets, situated off Woodside Avenue to the west of Eastleigh town centre, close to the junction with the M3. The application site for the proposed addition to the fairly recently constructed coffee shop is located at the southern end of the large car parking area serving the out of town area, and is boarded to the south by a residential complex, Cherry Tree Court.

Description of application

3. The planning application relates to the construction of a minor single storey side addition to a section of the north elevation of the existing building and an outside seating area to the east defined by external barriers, addressing Woodside Avenue. The proposal projects 4 metres, being 7.3 metres in width and a site area of nearly 30 square metres.

Site area

4. The application site covers an area of 473.5 square metres.

Topography

5. The application site is flat and level.

Relevant planning history

6. The following planning permission is pertinent to this proposal:

Z/0008151/001 – Prefabricated building for use as Army Cadet Force Drill Hall, at junction of Leigh Road/Woodside Road, Eastleigh.
Permit Subject to conditions 23rd June 1978.

F/12/71707 – Construction of new single storey building to house “Costa Coffee” outlet with alterations to car park following demolition of existing disused community building. Pod Unit, Channon Retail Park, Woodside Avenue, Eastleigh.
Permit Subject to conditions 22nd January 2013

Representations received

7. This proposal has not generated any third party correspondence.

Consultation responses

8. **Head of Transportation and Engineering** no objection. The proposals essentially relate to the proposed extension to the northern area of the site which simply replaces current outdoor seating with indoor seating; and proposed additional external seating identified to the east of the site. As such, as in effect on capacity it will remain the same, no additional multimodal trips are anticipated. Therefore no transport Developer Contributions or additional parking requirements are requested.

9. **Head of Housing and Environmental Health** no objection raised subject to a planning condition to cover matters of potential contaminated land.

Policy context: designation applicable to site

- Within Built-Up Area Boundary
- Within Established Commercial Area

Development plan policies

10. Eastleigh Borough Local Plan Review (2001-2011) –

11. Saved Policies 34.ES(Sustainable Development); 59.BE (New Development); 60.BE (Road and Rail Corridors); 100.T (Transport and New Development); 142.TC (Hot Food Outlets)

12. Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014 (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) – DM1(New Development); DM2(Environmentally Sustainable Development); DM24 (Parking)

13. Supplementary Planning Document - Environmentally Sustainable Development.
Supplementary Planning Document – Quality Places

Planning policy guidance / statement

14. The National Planning Framework:

15. The NPPF carried a presumption in favour of sustainable development (para. 14), which incorporates three elements: economic, social and environmental, (para. 7). Planning law requires applications to be determined in accordance with the development plan, unless material considerations indicate otherwise, (para. 11). Should a development proposal accord with the development plan, approval should be given without delay, (para.14).

16. The NPPF considers the need to, ‘proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs’, a core-principle underpinning decision-making (para.17).

17. The NPPF highlights that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people, (para. 56) and goes on to state that decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (para. 58).

Policy commentary

18. The above policies combine to form the criteria on which this application will be assessed with particular regard to impact of current retail areas; proposal respecting it’s the original building and its host environment and amenities of the occupiers of nearby residential and nursery premises.

Assessment of proposal: Development plan and / or legislative background

19. 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

20. The application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposal being considered appropriate and in accordance with the relevant local plan policies and associated supplementary guidance. It should be acknowledged that the principle of a coffee shop outlet on this site has been established by planning permission F/12/71707. This application represents a minor single storey addition to a small section of the north elevation to provide further indoor seating. Additionally, replacement outside seating is proposed adjacent to the east elevation addressing the road frontage to Woodside Avenue.

Scale & Appearance

21. The proposed addition is single storey and adopts a simple architectural form of the host building, the most distinctive feature of the proposal being the shallow curved monopitch roof, with deep overhangs, which

spans from side to side. The highest section of the new roof is situated under the deep overhang of the original roof form.

22. The application extension incorporates metal cladding panels and a metal seam roof, finished in three shades of grey with silver coloured powder coated window frames. All elevations are predominately glazed. The proposed development follows the detailing of the host building with a facing brick plinth, and window cills are finished in blue engineering brick. This minor addition reflects the original coffee house, allowing the development to be successfully assimilated into the wider street-scene and thereby complying with the new development policies of the extant and emerging local plans.

Landscaping

23. In response to the proposed outside seating area impacting on the current landscape arrangement. The submitted drawings show an enhancement of the remaining landscaped areas. This planting will further provide a green setting to the extended coffee shop. This is an important component of the scheme to provide a more attractive environment for the seating closer to Passfield Avenue. Conditions are therefore recommended to require details of the landscape scheme and completion of the approved scheme.

24. Accordingly the proposed development follows the thrusts of saved policies 59.BE and 60.BE requiring proposals to respect and enhance the host environment, particularly along main road corridors.

Access

25. The Head of Transportation and Engineering having no highway concerns with regard to car parking arrangements. The scheme follows the requirement of saved policy 100.T, ensuring new development is well served by public transport, cycling and walking and provides adequate parking and servicing.

Amenity

26. Saved local plan policy 142.TC in essence forwards criteria aimed at ensuring the amenities of occupiers of adjacent premises are maintained. In particular matters of odour and noise control measures. The Head of Housing and Environmental Health under condition 10 of planning permission F/12/71707 accepted the measures proposed and installed to cover these matters. The agent has confirmed there are no intended alterations to the associated equipment and therefore a noise condition is not required.

27. Notwithstanding the relative close proximity of the proposal to residential premises and due to the modest scale and resulting low key activities of the proposal and the amenity protection condition

requested, it is not anticipated there will be any material harm to the amenities currently enjoyed by occupiers of nearby homes or the children's nursery. This stance is supported by the scheme not generating any third party correspondence from local people.

28. The final criteria of saved policy 142.TC relates to storage and disposal of waste. The current site layout includes a screened bin area which is considered to be adequate to serve the extended unit. In addition, there have not been any issues concerning litter generation from the site. The proposals are therefore considered to comply with the criteria of this policy.

Sustainability

29. The application site is located in a highly sustainable location in the sense that it is anticipated that a large proportion of customers will either approach on foot or will already be customers of other outlets in the retail park, and will not therefore be making a special journey by car. In addition five cycle spaces have been located within the development.

30. With the application representing an addition to an existing building, the requirements of the Supplementary Planning Document – Environmentally Sustainable Development are not applicable.

31. The proposals are considered to comply with the relevant Development Plan policies and Central Government guidance.

Planning obligation /considerations

32. On the basis of the minor nature of the proposed works and no material increase in highway movements, no contributions are to be sought to offset the impact of the development on local infrastructure or transport.

Other material considerations

33. Also of relevance is the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014 (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). While not yet adopted it does carry some weight by virtue of being intended as the current local plan's replacement. With regard to this particular application, the relevant new policies essentially echo those of the current local plan and are not considered to affect the recommendation put forward.

Conclusion

34. For the reasons as set out above, the proposals are considered to be in compliance with the relevant Development Plan policies, adopted supplementary planning documents and national planning policy and

the application is therefore recommended for approval subject to the conditions as listed at the outset of this report.