MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/15/76068

DESCRIPTION/ ADDRESS	Provision of trade counter Unit 2 Discovery Business Park Brickfield Lane Chandler's Ford Eastleigh SO53 4DP

SITE VISIT DATE	15/4/15
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Provision of trade counter (plans also show the creation of a mezzanine floor but this is not considered further by this application)
SITE AREA	0.0294ha
TOPOGRAPHY	Brickfield Lane and Mayflower Close both fall away on a NW direction with Mayflower Close being on higher ground. Discovery Park intersects the two roads and inclines in a SW direction.
TREES	None
BOUNDARY TREATMENT	Open site with open forecourt area to the front. The remainder of the site is bound by concrete post and mesh fencing fronted by dense foliage and undergrowth.
SITE CHARACTERISTICS	Detached industrial clad in steel with the hipped roof containing roof lights. To the front is a forecourt area for parking/storage.
CHARACTER OF LOCALITY	Industrial area with varying types and scales of industrial units.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	Historic applications for the erection of warehousing and associated with the industrial use	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

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CONSULTEE	SUMMARY OF RESPONSE
Chandlers Ford Parish Council	No comments received.
Head of Regeneration and Planning Policy (Policy)	No comments received.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Industrial Area/Existing Employment Site

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

Eastleigh Borough Local Plan Review (2001-2011) Saved Policies 59.BE and 118.E

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (the Submitted Local Plan) comprising of the 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' Emerging Policies DM1 and DM12

Supplementary Planning Guidance: Quality Places

CHARACTER APPRAISAL AREA

Not within a Character Area

SPECIAL POLICY AREA

Not within a Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework:

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).

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).

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

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The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to highway matters, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

N/A

COMMENT ON REPRESENTATIONS RECEIVED

N/A

PLANNING OBLIGATION/CONSIDERATIONS

N/A

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."

MATERIAL CONSIDERATIONS

Principle: 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 proposed being considered appropriate and in accordance with the relevant local plan policies and supplementary guidance.

Saved Policy 59.BE of the Local Plan and emerging Policy DM1 of the submitted Eastleigh Borough Local Plan both require 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 118.E of the Local Plan and emerging Policy DM12 of the submitted Eastleigh Borough Local Plan both to the redevelopment or change of use of existing employment sites. This allows for uses other than B1, B2 and B8 provided that the proposed use by itself or cumulatively with others does not adversely affect the employment base or significantly reduce the range and variety of premises available for employment purposes.

Layout/Design/Character: The area is industrial in nature and there is some concern that the introduction of trade counters will alter the nature and character of the industrial estate, making the units more attractive to retail type uses.

The proposed internal alterations do not require specific consent and the trade counter is considered to be of an appropriate size for its purpose for limited wholesale trade of car parts to a select list of suppliers (only 2.5% of the total floor space currently available).

It is considered that the main and primary use of the unit for B1c will remain with the trade counter being ancillary to the main unit. It is also recommended that in order to protect the industrial nature of the unit various conditions are recommended to tie the trade counter use to the use of the host

ASSESSMENT OF PROPOSAL

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building, prevent retail sales, and to restrict the size of the trade counter and its hours of operation.

National Planning Policy Framework encourages local authorities to support local business and create jobs. If by allowing the proposed trade counters will make the units easier to let (having been vacant for several years now), then the jobs associated with whatever use is undertaken will be created more quickly. This being the case it is felt that the application does comply with the requirements of saved Policy 118.E of the current local plan in that it will not result in any adverse impact to the general character or employment base within the estate.

Amenity: The proposals are unlikely to result in any amenity issues for neighbouring units or the surrounding area in general.

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

In view of the above the proposal is considered to comply with saved and emerging policies and is therefore recommended for approval.