REF. NO. F/16/79566

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Change of use to office/general industry/storage & distribution (B1, B2 & B8) to include trade counter. Unit 11 Parham Drive, Eastleigh, SO50 4NU

SITE VISIT DATE – 08/12/2016

ARE PLANS ACCURATE? – Sufficient for nature of application.

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? – Yes and site noticed displayed.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The unit has been vacant for 18 months and the landlord wishes to gain the most flexible consent possible in order to market it to the most potential tenants.
SITE AREA	Total site area including parking area to front is approximately 600sqm.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	Flat and level.
TREES	None on or adjacent to the site.
BOUNDARY TREATMENT	Open to the front onto Parham Drive with fencing to the rear adjacent to the railway line. The flank walls adjoin the neighbouring units.
SITE CHARACTERISTICS	Small to medium size light industrial unit with ancillary office and staff accommodation to the front over two floors. Main door to the front to access the unit and parking for up to eight cars in front.
CHARACTER OF LOCALITY	The unit sits within an established industrial estate of varying size units with varying industrial and office uses.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	No record of any planning history since the late 1970s.	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Head of Transportation & Engineering	No objection. Whilst a trade counter is to be introduced, the level of trips associated with such a use is comparable to those already covered by

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	the existing permission. In addition, with general turnover / use of the facility anticipated to be high, car parking would onwards be anticipated to be sufficient with minimal off site issues generated if any.
Head of Planning Policy	No comments received.

POLICY CONTEXT

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

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

Eastleigh Borough Local Plan Review (2001-2011), saved Policies 25.NC, 59.BE, 104.T & 117.E

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (the Submitted Local Plan) 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' Policies DM1, DM9, DM12 & DM24

Supplementary Planning Document: Quality Places
Supplementary Planning Document: Planning Obligations

NATIONAL PLANNING POLICY GUIDANCE

The National Planning Policy Framework (NPPF) supports and encourages sustainable development which is considered to have three roles, economic, social and environmental. Paragraph 8 of the NPPF states that "These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions."

Also of relevance are paragraphs 17 and 19. Paragraph 17 states that one of the twelve core principles of the NPPF is that planning should "proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs." Paragraph 19 states that "The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system."

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to the principle of that proposed, the proposed trade counter, its layout, design and impact upon the street scene and character of the surrounding area, parking, amenity and nature conservation.

COMMENT ON CONSULTATION RESPONSES

Despite the lack of response from the Head of Planning Policy, it is not expected that any objection would be raised.

COMMENT ON REPRESENTATIONS RECEIVED

n/a

PLANNING OBLIGATION/CONSIDERATIONS

As has been set out in the response from the Head of Transportation and Engineering, it is unlikely that any trips associated with the proposed uses would exceed that associated with the existing permission for general employment purposes. As such it is not considered that any planning obligations or contributions towards transport works would be 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."*

In this case policy issues for consideration include:

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 Planning Documents. The most relevant policy in this case is saved Policy 59.BE of the Local Plan which 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, a satisfactory means of access and layout for vehicles, cyclists and pedestrians, to make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, and noise and fumes. Also of relevance is Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, which essentially reiterates the above requirements.

Saved Policy 117.E states that “Proposals for new development or redevelopment for employment purposes (use classes B1, B2 or B8) within existing employment sites identified on the proposals map will be permitted, provided they do not conflict with policy on the location of office development.” In principle therefore that proposed is considered to be acceptable.

Trade Counter – The application also seeks consent for the inclusion of a trade counter. While there is no specific policy preventing such a use, concerns can be raised that this could effectively result in an A1 retail use within an area intended for industrial employment purposes. However, it is acknowledged that the nature of these estates has been evolving over recent years and that the way trade supply businesses operate has also been changing with more reliance on internet sales and collections. These small industrial units lend themselves to this type of tenant but the level of potential retail sales does need to be controlled so as to prevent the loss of industrial employment units and to protect proper retail areas from loss of businesses, given that an industrial unit is usually cheaper to rent.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

As such, the applicants have suggested a limit of no more than 25% of the unit's floor area to be used for trade counter purposes. While this could be viewed as a sizable proportion of the unit, given its small size, this would only equate to around 75 – 80 square metres, sufficient for a reasonable trade counter operation but not large enough for proper retail purposes. It is therefore recommended that a condition be included limiting the percentage of the unit's floor area which can be used for trade counter purposes to the 25% suggested, thereby protecting the originally intended industrial employment use of the unit whilst still allowing the potential for more tenants and getting the unit back into use.

Layout, Design, Street Scene & Area Character – The application is for a change of use meaning that externally the unit will not alter in appearance. It will also retain an industrial/employment use suitable for the nature of the area and as such again it is not considered that there would be any adverse impact upon the character of the area. It will also hopefully make the unit more attractive to potential tenants and get it back into use which will be of benefit to the estate and the wider local economy.

Parking – As has been set out above, the unit can accommodate up to eight cars to its frontage and no objection has been raised by the Head of Transportations in relation to parking. Parham Drive is also capable of accommodating a reasonable level of on street parking should it be required.

Amenity – Given that the nature of the unit will essentially remain the same as previous uses, and given the nature of surrounding uses and its location in an employment area, it is not considered that there would be any loss of amenity for those neighbouring uses or the area in general.

Nature Conservation – The proposal is not considered to result in a likely significant impact on a European Protected site (SPA, SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development as it falls outside the designated zone of impact.

The site falls outside the 5.6km buffer zone for the Solent SPA but a contribution is not required to mitigate the increased recreational pressure resulting from the development due to the nature of the development being non-domestic.

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSIONS

For the reasons given above, it is considered that the application proposal accords with the requirements of the relevant adopted Local Plan policies, of specific not in this instance being saved Policies 59.BE and 117.E, as well as the equivalent policies of the Submitted Local Plan and the Council's 'Quality Places' SPD. As such the application is recommended for approval subject to conditions.

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