REF. NO. F/16/79059

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Construction of canopy to front & side, front & side extensions, alterations to car parking layout & extension to existing plant building Meeting Hall 301 Chestnut Avenue Eastleigh SO50 9QA

SITE VISIT DATE – Application site inspected 5th and 13th September 2016.

ARE PLANS ACCURATE? – The submitted drawings allow a comprehensive assessment of the development proposed.

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? – In accordance with the publicity procedures of the Local Planning Authority for planning proposals, all relevant neighbours have been consulted. Additionally, due to the Major status of the application a site notice has been displayed in close proximity to the application site.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed development comprises construction of canopy to front & side, front & side extensions, alterations to car parking layout & extension to existing plant building
SITE AREA	The application site has an area of 1.14 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	Not applicable.
TOPOGRAPHY	The application site is flat and level.
TREES	There are trees and bushes along the sites south-eastern boundary adjoining a public footpath.
BOUNDARY TREATMENT	Application site bounded by a 2.4 metre high security metal palisade fence with boundary trees and bushes.
SITE CHARACTERISTICS	Meeting hall and associated car parking within a high security setting.
CHARACTER OF LOCALITY	Area south of Chestnut Avenue being currently attractive open countryside providing the rural setting to the residential area of the Aviary Housing Estate.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/10778/002	Outline: Erection of Meeting Hall (place of Christian worship in large grounds with associated parking. Chestnut Avenue, Eastleigh	Refused 21st December 1984 Appeal allowed 26th February 1987
Z/10778/003	Outline: Erection of Meeting Room with new vehicle access and car park. Chestnut Avenue, Eastleigh.	Permit STCs 2nd August 1988 (Associated Section 52 Legal Agreement) The Trustees have entered into an agreement under Section 52 of The Town and Country

REF. NO. F/16/79059

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
		Planning Act 1971 dated 3rd February 1987, providing that the area of land to the south-east of the track to Home Wood will remain undeveloped and be appropriately improved and managed for agriculture, forestry and other open space uses.
Z/10778/004	Stand-By Generator Installation Meeting Room, Chestnut Avenue, Eastleigh.	Permit STCs 6th March 1990
Z/10778/007	Erection of 2.4 metre high steel palisade fencing around site. Meeting Room, Chestnut Avenue, Eastleigh.	Permit STCs 10th September 1998
Z/10778/007/01	Variation to planning permission reference number Z/10778/007 dated 10th September 1998 for erection of 2.4 metre high steel palisade fencing around site to the following extent only: Resiting of fence on north-west side in accordance with letters received on 12th October 1998. Meeting Room, Chestnut Avenue, Eastleigh.	Permit Variation 23rd October 1998
U/10/67576	Application for lawful development certificate for the propose use of amenity grassland within the curtilage of Brethren's Meeting Room for private burial ground. The Brethren's Meeting Hall, 301 Chestnut Avenue, Eastleigh.	Certificate of Lawful Development Refused 1st March 2010
F/11/69516	Change of use of amenity land to burial ground. The Brethren's Meeting Hall, 301 Chestnut Avenue, Eastleigh.	Permit STCs 10th November 2011
F/16/79059	Construction of canopy to front & side, front & side extensions, alterations to car parking layout & extension to existing plant building Meeting Hall 301 Chestnut Avenue Eastleigh. Application subject of this report.	

REF. NO. F/16/79059

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Occupier – 33 Sandmartin Close	The more modern frontage to the hall would be an improvement and in keeping with the industrial buildings the other side of the motorway. It has been tastefully planned and does not conflict with Local Environment.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Head of Transportation & Engineering	No objection. The proposal appears to be for the betterment of facilities rather than increase the capacity, and as such no additional highway impacts are anticipated in regard to trips to and from the site. In regard to parking, this remains as is in terms of numbers and with no overspill reported there is no highway reasons to object.
Head of Regeneration & Planning Policy	No consultation response received.
Southern Gas Network	No consultation response received.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Strategic Gap Within Open Countryside Outside Established Built-up Area Boundary

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies – 1.CO (General Countryside Protection) 2.CO (Strategic Gap) 11.CO (Non-residential buildings in the countryside) 59.BE (New Development) 100.T (Transport)

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 – S9 (Countryside and Countryside Gaps) DM1(New Development) DM16 (Extensions and replacement of existing non-residential buildings in the countryside) DM24 (Parking) DM35 (Community, leisure and cultural facilities)

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to impact on the rural environment, the character and appearance of the area and highway matters.

COMMENT ON CONSULTATION RESPONSES

No matters raised by the consultation response from the Head of Transportation and Engineering.

COMMENT ON REPRESENTATIONS RECEIVED

Letter of support for the proposed development is acknowledged.

PLANNING OBLIGATION/CONSIDERATIONS

The nature and scale of the proposed development does not warrant contributions to offset the impact of this proposal on local infrastructure.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Proposal

This application for full planning permission comprises construction of a canopy to the front (north elevation) and side (west elevation), with an overhang of 3.5 metres, formal front porch entrance, infill extension to the side (west elevation) projecting 2 metres, reconfiguration of car park layout and single storey extension of existing plant building located near the west corner of the application site.

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."*

Character and Appearance

In terms of the relevant saved policies contained within the Development Plan namely, the Eastleigh Borough Local Plan Review 2001-2011. The application site is located within open countryside in a defined Strategic Gap as defined in the local plan. Saved Policy 2.CO of the local plan is aimed at preventing urban areas from merging into one another with Strategic Gaps comprising land which is predominately open and/or has rural appearance being maintained and ensures development does not physically or visually diminish the gap. Following these aims saved Policy 1.CO of the local plan looks to protect and enhance the rural environment, whilst supporting development essential for the rural economy or require a rural location. Furthermore, saved Policy 59.BE requires all new development to take full and proper account of the context of the site and not conflict with adjoining or nearby neighbours.

Whilst acknowledging the application site is situated within an open countryside location, the use of the land is established as built form comprising the meeting hall and associated car parking with an element of perimeter landscaping to soften the impact on its wider setting. The canopy has been designed to function without stanchions and therefore the perceived footprint of the building would not increase. The single storey side extension is simply a minor infill addition, improving facilities for the worshippers attending the meeting hall and utilising complementary materials will allow the development to respect the host building. The provision of the additional parking to the west portion of the application site offsets that lost to the extension, Due to the existing boundary screening the additional hard surfaces would not be visible outside of the site. The extension of the

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

independent building housing plant in the context of the overall site can be satisfactorily assimilated. Accordingly, the development proposed will not physically or visually diminish this area of countryside that forms part of the strategic gap. Thereby complying with saved policy 2.CO, the first criteria of saved policy 11.CO and the relevant section of saved policy 59.BE aimed at ensuring new development respects its host environment. Finally the remaining two criteria of saved policy 11.CO are not breached on the basis of the scheme not generating any significant additional traffic and the original building gained full planning permission in August 1988.

Amenity

It should be acknowledged that the Meeting Hall is located on the perimeter of the Urban Edge of this section of Eastleigh. The proposal being of a small scale nature situated within the significant boundary fencing. Subsequently this proposal will not cause any harm to the amenities of the residents of surrounding houses. This being bourne out by the planning proposal not generating any letters of objection. Thereby complying with an element of saved policy 59.BE protecting neighbours amenities.

Highway Matters

There will be no change to the existing vehicular access arrangements from Chestnut Avenue. The additional parking will be created utilising internal areas. This will offset those additional spaces lost along the east side of the building due to the extension and canopy. A condition will be imposed to ensure prior to the occupation of the additions the amended parking layout is implemented.

The proposal is considered to comply with National Planning Guidance and local Development Plan policies.

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/inside the designated zone of impact.

The site falls inside the 5.6kn buffer zone for the Solent SPA. However the proposal is to enhance current facilities not increase membership therefore a contribution is not required to mitigate the increased recreational pressure resulting from the development.

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

REF. NO. F/16/79059

CONCLUSIONS

For the reasons outlined in this report the recommendation is to permit.