REF. NO. F/14/75654

PLANNING APPLICATION REPORT

DESCRIPTION/	Installation of storage building
ADDRESS	Prysmian Cables Ltd Chickenhall Lane Eastleigh SO50 6YU

SITE VISIT DATE - 20 January 2015

ARE PLANS ACCURATE? - It is considered that sufficient information has been provided to allow for a full and proper assessment of the development proposed.

The original description for the application has been amended with this stating, as per the application form, that permission was sought for a 'temporary' storage building. The applicant has, however, confirmed in writing that the use of the word 'temporary' refers to the nature of the construction of the building itself rather than it being in situ for a limited period of time. As such and in the interests of clarity the word 'temporary' has been removed from the application description and accordingly permission is therefore sought for a permanent building.

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? – Owing to the site constituting Major development (site area in excess of 1ha (20.1144ha)) a site notice was displayed at the entrance to the site and the application was advertised in a newspaper circulating in the local area.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks approval for the erection of a detached pitched roof building of aluminium and galvanised steel construction. The building measures 15m in width, 30m in length and 7.01m in height with it having a low-pitched (15°) roof. It is to be grey-white in colour and will be used for a combination of raw material storage (65%) as well as the repairing of wooden drums associated with the cable manufacturing operations (35%) undertaken at the premises.
SITE AREA	20.1144ha
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	The site is relatively flat and level.
TREES	There are no trees situated within the vicinity of the development proposed.
SITE CHARACTERISTICS	The area within which the building is proposed to be sited is currently laid to hardstanding with it being used to store cable drums/cabling in the open air. To its immediate eastern and northern sides are large industrial buildings with there being further open air storage to the south and west. The site forms part of the Prysmian Cable works, a substantial industrial site spanning an area of just over 20ha accessed from Chickenhall Lane.
CHARACTER OF LOCALITY	The site forms part of an existing and established industrial area designated as an employment site within the adopted Local Plan.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION

REF. NO. F/14/75654

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/09415/018/00	Alterations and extension of factory for the manufacture of optical fibres	GRANT OUTLINE PERMISSION – 10/07/1984
Z/09415/019/00	Extension to existing factory with associated effluent treatment plant including erection of two 13m. high stacks	PERMIT – 12/09/1984
Z/09415/020/00	Erection of factory with ancillary offices, loading and parking areas	PERMIT – 24/09/1984
Z/09415/022/00	Erection of exhaust stack	PERMIT – 20/02/1986
Z/09415/021/00	Development of warehouse and offices (outline)	REFUSE – 26/05/1986
Z/09415/025/00	ALTERATIONS TO ROOF	PERMIT – 22/01/1988
Z/09415/026/00	ERECTION OF FACTORY FOR CABLE MAKING FACILITY	PERMIT – 27/10/1988
Z/09415/027/00	ERECTION OF FACTORY FOR CABLE MAKING FACILITY (DUPLICATE APPLICATION)	PERMIT – 27/10/1988
Z/09415/028/00	EXTENSION TO FACTORY FOR CABLE MAKING (USE CLASS B2)	PERMIT – 15/05/1989
Z/09415/037/00	ERECTION OF 2NO.STORAGE SILOS, MATERIALS STORE AND LORRY ACCESS	PERMIT – 25/03/1991
Z/09415/038/00	ERECTION OF CANOPY OVER LOADING AREA	PERMIT – 19/03/1991
Z/09415/040/00	EXTENSION TO OPTICAL FIBRE MANUFACTURING UNIT WITH ASSOCIATED PLANT AND EXTERNAL WORKS, FOLLOWING DEMOLITION OF PART OF CABLE FACTORY.	PERMIT – 14/06/1996
F/11/69449	External alterations and partial raising of ridge height from 8.5m and 12.5m to 20m to form high voltage test laboratory.	PERMIT – 03/10/2011

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Southampton Airport	Southampton Airport raised no objections to the development. They did, however, advise that if any cranes are to be used in the construction of this structure, the operator has a responsibility under the "British standard code of practice for crane operators" to notify any airport within 6km, at least 14 days prior to arrival on site.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

REF. NO. F/14/75654

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary 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, 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, DM12.
Supplementary Planning Document: Quality Places

NATIONAL PLANNING POLICY GUIDANCE

The National Planning Policy Framework constitutes guidance for local planning authorities and decision-takers and constitutes a material consideration in determining applications. The following sections of the NPPF are considered to be of relevance to this application:

- Paragraph 17 which states 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 and that it should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- Paragraph 19 which states that planning should operate to encourage and not act as an impediment to sustainable growth.

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 the development proposed; its use, layout and design; residential amenity; highway matters; and the impact of the development on the area character.

COMMENT ON CONSULTATION RESPONSES

The comments of Southampton Airport are noted. A note to applicant will be added to the decision notice regarding the usage of cranes to bring to their attention the need to notify the airport in advance of their arrival on site.

COMMENT ON REPRESENTATIONS RECEIVED

None received.

PLANNING OBLIGATION/CONSIDERATIONS

Whilst the proposed building will provide for additional floor space, it is not considered that it will result in any increase in the number of multi-modal trips to and from the site. The building is to be used predominantly for the purposes of the storage of cable drums and raw materials which are currently stored either piecemeal in other buildings on the site or in the open air. The remainder of the building is to be used for the repairing of cable drums, an activity which is currently done elsewhere with the drums being collected, taken off site and then returned to the works. By undertaking these works on site, there may in fact be a reduction in the number of trips associated with this activity. As a result, there is considered to be no requirement for sustainable transport contributions. There are no other planning obligation considerations.

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 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) 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 117.E states that proposals for new development or redevelopment for employment purposes (use classes B1, B2 or B8) within the existing employment sites identified on the proposals map will be permitted, provided they do not conflict with policy on the location of office development.

MATERIAL CONSIDERATIONS

Principle:

The application premises is an existing designated employment site as identified on the Local Plan proposals map. Saved Policy 117.E of the adopted Eastleigh Borough Local Plan Review 2001-2011 supports proposals for new development for employment purposes (use classes B1, B2 or B8) within existing employment sites. The principle of the development, which is situated on an existing employment site and ancillary to a B2 use, is therefore considered to be acceptable with any 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 and guidance.

Layout, design and impact upon the character of the area:

The building is considered to be acceptable in this regard. Its scale, design and layout is appropriate for its purpose and it will be visually sympathetic to the nature of the other industrial buildings on the site in terms of its appearance. It will also serve to meet a functional and economic need in allowing for cable drum repair to be undertaken on site (currently done elsewhere) as well as providing for improved facilities for the storage or materials currently housed in other buildings or in the open air. For these reasons, the application is deemed to accord with the requirements of Saved Policy 59.BE

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

of the adopted Local Plan in respect of its layout, design and impact upon the area character.

Residential amenity:

Saved Policy 59.BE (vii.) requires that development is an appropriate use for the locality and avoids unduly interfering, disturbing or conflicting with adjoining or nearby uses. There is deemed to be no conflict with this requirement in relation to the development for which permission is sought. The proposed building is ancillary to existing operations undertaken on the industrial site and will not generate any increased level of noise relative to current activities. In addition, the building is of a modest scale and is situated approximately 180m from the nearest residential properties which are on Chickenhall Lane. It is will also be fully screened from these dwellings by the larger and taller industrial building to its immediate eastern side.

Highway matters:

The development proposes no alterations to the existing access to the industrial site nor will it impact upon the level of available car parking, with the hardstanding that the structure is to be built upon currently being used for external storage purposes. The building will also be used predominantly for storage, with the remaining proportion which is to be used for cable drum repair generating only one additional associated member of staff. As such, it is not considered that any increased car parking provision is required. Accordingly the application is deemed to comply with Saved Policy 59.BE (v.) of the adopted Local Plan which requires the provision of a satisfactory means of access and layout for vehicles.

Conclusion:

Overall, for the reasons as outlined above, the application is considered to comply with the requirements of the relevant development plan policies, associated supplementary planning guidance, and national planning policy.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the 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.

CONCLUSION

It is recommended that planning permission be granted.