**MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/16/78546**

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|---|---|
| DESCRIPTION | Siting of 1no. portacabin for WCs & timber cladding and conversion of 2no. existing portacabins from changing rooms to storage facilities with addition of roof over structures with associated raised walkway and staircases to provide covered walkway |
| ADDRESS | Wide Lane Sports Ground (University of Southampton) Wide Lane Eastleigh SO50 5PE |

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|---|---|
| SITE VISIT DATE | 14/7/16 |
| ARE PLANS ACCURATE? | Yes |
| HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? | Site notice posted |

**THE SITE AND ITS SURROUNDINGS**

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|---|---|
| DETAILED DESCRIPTION OF APPLICATION | • The application is proposing the siting of 1no. portacabin for WCs & timber cladding and conversion of 2no. existing portacabins from changing rooms to storage facilities with addition of roof over structures with associated raised walkway and staircases to provide covered walkway |
| SITE AREA | • 0.018HA |
| SITE CHARACTERISTICS | • The application site forms the University of Southampton's sports ground to the south of Lakeside Country Park and the airport and train station to the east with a number of other businesses<br>• There is a large pavilion which is part single storey and part two storey with parking to the front<br>• The sports ground is split into two where the application site is accessed under a tunnel from the sports centre and is not accessible from the highway<br>• Currently there are two portacabins sited there<br>• The playing fields provide a number of football, rugby pitches as well as tennis courts<br>• The site sits centrally along part of the M27 and A335 |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| Z/08767/025/00 | Construction of 2no. synthetic turf pitches with fencing and floodlighting, 8no. tennis courts with fencing and floodlighting, remodelling of car park to accommodate 240 cars and 5 coaches, erection of new pavilion and steward's living accommodation | Granted 28/10/2003 |
| Z/08767/024/00 | Siting of 3no. temporary office buildings, 2no. generators, 1no. water irrigation tank, automatic barrier entry system and flood lighting | Temp approve 3/6/2003 |
| Z/08767/022/00 | Temporary erection of pre-fabricated portable building for a period of 12 months | Refuse 22/8/2002 |
| Z/18829/011/00 | Alterations and extensions to create a two storey sports pavilion | Refuse 1/5/2003 |
| Z/08767/021/00 | Outline: construction of 2no. synthetic turf pitches with fencing (5m high) and floodlighting (18m high) - construction of 8no. tennis courts with fencing (3m high) and floodlighting (12m high) - remodelling of car park to accommodate 214 cars and 5 coaches - erection of pavilion - erection of stewards living accomodation - formation of landscaped earth mound (2m-4m high) fronting onto wide lane | Granted 12/11/1999 |
| Z/08767/019/00 | Siting of portable building | Temp approve 17/10/1990 |
| Z/18829/001/00 | Erection of a sports pavilion and changing rooms | Granted 21/1/1982 |
| Z/08767/016/00 | Retention of changing rooms, toilets and groundsman store | Temp approve 27/8/1986 |
| Z/08767/013/00 | re-siting of 2 portakabins from Wellington Sports Ground for use as changing rooms | Granted 29/12/1980 |
| Z/08767/016/00 | Change of use of land from agricultural purposes to sports field | Granted 16/3/1979 |
| Z/08767/018/00 | Retention of changing rooms, toilets and groundsmans store | Temp app 22/8/1988 |

**REPRESENTATIONS RECEIVED**

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| NA | |

**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| ENG | No objection - new toilet block will simply tap into the existing system that serves the current WC's. |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE |
|---|
| Within Strategic/Local Gap 2.CO Planning permission will not be granted for development which would physically or visually diminish a strategic gap as identified on the proposals map.<br>Within Built-up Area Boundary<br>Within Established Residential Area<br>Within HRA Screening Area SAC, SPA, Ramsar 7000m |

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies 2.CO, 25 NC, 59.BE, 101.T, 104.T

**Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policies DM1, DM24** (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'

Supplementary Planning Guidance: Quality Places (2011)

**CHARACTER APPRAISAL AREA**

NA

**SPECIAL POLICY AREA**

NA

**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 residential amenity, highway matters, trees, nature conservation, street scene and character of the area

**COMMENT ON CONSULTATION RESPONSES**

Noted

**COMMENT ON REPRESENTATIONS RECEIVED**

NA

**PLANNING OBLIGATION/CONSIDERATIONS**

NA

**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, Layout, design, and Impact upon the Character and Appearance**

Saved policy 59.BE of the Local Plan 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.

The site is located within the urban edge and is bound by commercial uses. It is located within a high accessibility area on a bus route with Southampton Airport Parkway train station opposite and the airport, with relatively good pedestrian and cycle links to nearby facilities. The application site forms the sports ground of the University of Southampton containing a large pavilion, football and rugby pitches as well as tennis courts. Currently there are two portacabins to the south which can only be accessed through the car park under a tunnel from Wide Lane.

The application site falls within Strategic/Local Gap, where saved policy 2.CO states that planning permission will not be granted for development which would physically or visually diminish a strategic gap as identified on the proposals map.

**ASSESSMENT OF PROPOSAL**

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

The proposal is for a permanent structure to provide toilets, a covered area walkway, staircase and use of the existing portacabins for storage. The additional facilities are required as the location is rather remote as it is located away from the main sports pavilion by approximately 80 metres, therefore offering a convenient solution as the site is used by the local community including schools. Thus there is a safeguarding issue concerning the welfare of children.

Notwithstanding how well used the sports centre is, this particular part of the site and the resultant activities and usage is low key, contained well on site and does not conflict with any other uses within the locality. Whilst such structures are not visually attractive, and a more robust and aesthetically pleasing structure would have been welcomed, it is recognised that the current structures have been in place for a number of years in this location and have not resulted in any form of undue harm. In addition they are typical of the type of structures found within sports grounds.

Taking into account the location, nature of the application and use, there is no concern with the proposal. The alteration to the appearance in terms of re-roofing and timber cladding would tie in well with the rural setting, further to which owing to their location, the portacabins are shielded from view because of the dense planting. The change of use of them to storage facility is not of a concern owing to the de-minimis nature further to which the applicant has stated on the application form they are already used for storage. Owing to the small scale nature of the application it is not considered there would be any harm upon the strategic/local gap. No issues have been made aware of to the Local Planning Authority thus there is no concern regarding this matter. Overall the benefit of having this facility is considered to outweigh any concerns which may have been had regarding the appearance.

**Residential Amenity**

There are no residential properties nearby

**Highway Matters**

Saved policy 100.T expects development to be sited close to, or well served by, public transport, cycling and walking. Saved policy 104.T states permission will only be granted for development that provides adequate off-highway parking provision.

There would be no impact in terms of parking and highway issues this has been confirmed by the Head of Transportation and Engineering.

**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 though it falls inside the designated zone of impact owing to its siting from the designation.

**ASSESSMENT OF PROPOSAL**

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

**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**

The siting of 1no. portacabin for WCs & timber cladding and conversion of 2no. existing portacabins from changing rooms to storage facilities with addition of roof over structures with associated raised walkway and staircases to provide covered walkway, would not result in undue harm to the existing use or surrounding locality. The proposal is in accordance with, Eastleigh Borough Local Plan Review (2001-2011), saved policies 2.CO, 25 NC, 59.BE, 101.T, 104.T, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policies DM1, DM24.