REF. NO. F/17/79822

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Extension to south west elevation to enlarge production area Falcon Precision Ltd Victory Close Chandler's Ford Eastleigh SO53 4BU

SITE VISIT - Yes

ARE PLANS ACCURATE? – The plans are sufficient to determine the application

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Extension to the buildings south west side elevation to enlarge the production area by 116.5m2. The extension has metal cladding with a low mono-pitched roof and roof lights and measures 7.2m(w) by 17m(d) by 7.1m(h). The extension will house the company's new Bystronic Bysprint laser metal cutting machine and provide additional storage space.
SITE AREA	1745m2
TOPOGRAPHY	Relatively flat
TREES	None of significant amenity value
BOUNDARY TREATMENT	High fencing surrounds most of the site
SITE CHARACTERISTICS	Detached industrial building used by a sheet metal working company. There is a large parking and loading facility at the front of the site with access of Victory Close.
CHARACTER OF LOCALITY	The site is located within a large industrial area off School Lane in Chandler's Ford. The nearest residential property is over 180m to the south of the site (Thirlstane Firs)

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Transport Officer	No objection It is understood that essentially the extension is to convert the existing open storage area into an enclosed storage area to enable larger amounts of stock to be delivered, which onwards has the benefit of reducing small more frequent deliveries taking place. As such, the extension will not in itself generate additional trips to / from site,

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	which is backed by the application form not stating that any additional staff will be taken on, and that onwards the existing 9 vehicle parking spaces will be retained. It is however highlighted that output will be increased as a result of additional material held on-site, and for this reason in line with the HCC Transport Contributions Policy, a requirement for transport DCs is made to help mitigate against the additional burden on the local highway infrastructure. In this case, where an additional 116.5sqm of B2 floor area is to be provided, the contribution request is for £2,001 (+ indexation).
Environmental Health	I have reviewed the information provided / that held by this Service and note the following: • The development site is located on an area of a former brick-works and a current industrial area, as shown on historical and current OS mapping. • In 2010 this Service received notification from the EA that contaminants were found in excavations undertaken by a service provider within Victory Close. Considering the above I wish to make the following comments: Although the development is for an extension to an existing industrial building, the development site is located on ground that has had previous uses. There is therefore the potential that the ground has been in-filled and that the development could be effected by contaminants in the ground and / or gases / vapours. Therefore, I recommend that the following conditions are imposed: A) No work shall commence on site until the following has been submitted to, and approved in writing by the Local Planning Authority: (a) Report of preliminary investigation comprising a Desk Study, Conceptual Site Model and Preliminary Risk Assessment documenting previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Reports Nos. 11 CLR11, and BS10175:2011+A1 2013 Investigation of potentially contaminated sites Code of Practice, and, unless otherwise agreed with the Local Planning Authority; (b) A report of a site investigation documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the Preliminary Investigation in accordance with BS10175:2011+A1 2013 and BS8576:2013, and, unless otherwise agreed with the Local Planning Authority; (c) A detailed site specific scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance a and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works. B) The development hereby permitted shall not be occupied/brought into use until there has been submitted to the local planning authority verification by the competent person approved under the provisions of the above condition

REF. NO. F/17/79822

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	A(c) that any remediation scheme required and approved under the provisions of the above condition A(c) has been implemented in full in accordance with the approved details (unless varied with the written permission of the local planning authority in advance of implementation). Unless agreed in writing with the local planning authority such verification shall comply with the guidance contained in CLR11 and EA guidance for the safe development of housing on land affected by contamination - R&D Publication 66:2008. Typically such a report would comprise:- (a) A description of the site and its background, and summary of relevant site information (b) A description of the remediation objectives and redial works carried out (c) Verification data including - sample locations/ analytical results, as built drawings of the implemented scheme, photographs of the remediation works in progress, etc (d) Certificates demonstrating that imported and /or material left in situ is free from contamination. Thereafter the scheme shall be monitored and maintained in accordance with the approved scheme under condition A(c). The applicant should be advised that in advance of the commencement of development the condition requires that the assessment be completed and approved. Also that as a result of the assessment, amendments to the design of building structures may be required, further that adequate provision of time needs to be made so the assessment can be completed before works commence on site. Further information and advice about developing 'Brownfield land' can be found on the Council's website. The relevant web-page is entitled 'Development of Brownfield Land'.
Chandler's Ford Parish Council	No response

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within 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 & 191.IN

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: DM1 & DM37
(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 Document: Quality Places

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.

COMMENT ON CONSULTATION RESPONSES

Comments are noted and the recommended ground contamination conditions will be imposed.

COMMENT ON REPRESENTATIONS RECEIVED

N/A

PLANNING OBLIGATION/CONSIDERATIONS

In accordance with the provisions of the following;

- National Planning Policy Guidance
- Community Infrastructure Levy Regulations 2010 (SI 2010/948) as amended by the Community Infrastructure Levy (Amendment) Regulations 2011 (2011/987)
- Saved policies *191.IN* of the Eastleigh Borough Local Plan Review 2001-2011
- Policies *DM37* of the Submitted Eastleigh Borough Local Plan Review 2011-2029
- Supplementary Planning Document – Planning Obligations

Planning obligation contributions are sought to offset the impact of the development on local infrastructure. For this development contributions are sought towards *Sustainable Transport*. The applicant has agreed to secure the contribution through an appropriate up-front payment.

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."*

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 proposal is considered to comply with planning policy in that:

- The building is used by a sheet metal work company, which is an employment use and is located within an existing employment area set up for these types of businesses. The proposed extension will support the company's business requirements and enable the company to continue to provide employment opportunities, in line with national government's aspirations within The National Planning Policy Framework.

REF. NO. F/17/79822

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

- The size and design of the extension reflects that of the existing industrial building and will use matching materials. The extension is pushed back within the site, next to the neighbouring building, and will not be prominent within the Victory Close street scene. Overall, the proposal is considered to be a sympathetic addition to the building, which will fit in with the industrial character of the locality.
- The extension is in a position already used for the storage of materials and equipment and does not impact upon delivery arrangements or parking provision. The extension is to house equipment and provide additional storage, rather than to facility an increase in the workforce. As such no objection has been raised by the Transportation Officer on parking grounds.
- The site is located within an industrial area, which is over 180m away from the nearest residential property. As such the proposal will not have an impact on residential amenity (by way of overlooking, loss of light, loss of outlook, noise and fumes)
- Pre-commencement conditions will be imposed to ensure that ground contamination is dealt with and does not impact on human health or spread out from the site.

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

Recommend Permit