REF. NO. F/10/68322

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Installation of 3no. Extraction flues with associated ductwork Coopervision SP3 Hamble Lane Hamble-Le-Rice Southampton SO31 4NH

SITE VISIT DATE 07/02/11

ARE PLANS ACCURATE? yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? Yes. Original site notice displayed an incorrect site address and was not put up in correct location. New correct site notice was put up on 20/01/11 in the appropriate location.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. Flues will match those existing in height.
SITE AREA	
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	Relatively flat site.
TREES	No trees to be affected
BOUNDARY TREATMENT	Metal fencing surrounds site
SITE CHARACTERISTICS	Large industrial site with associated external plant machinery and air con units.
CHARACTER OF LOCALITY	Large industrial site with residential area to the north west.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	Various applications for development on site	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble Parish Council	• Resolved to leave decision with planning officers but would like the officers to note that there have been concerns voiced by residents in the past regarding noise from the extraction flues
Head of Environmental Health	• No objections to the proposed development
BP	• No comments

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within an existing Employment Zone (Industrial site)

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE, 117.E
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh

PLANNING POLICY GUIDANCE / STATEMENT

PPS1 - Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to visual impact and impact on residential amenities.

COMMENT ON CONSULTATION RESPONSES

See assessment below

COMMENT ON REPRESENTATIONS RECEIVED

See assessment below

PLANNING OBLIGATION/CONSIDERATIONS

n/a

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."

The application site falls within an existing employment zone as designated in the Eastleigh Borough Local Plan Review (2001-2011) (Local Plan). Regarding these zones, the Local Plan advises that it is important to allow the additional development required to maintain their competitiveness. Policy 117.E states that, "proposals for new development….within existing employment sites……will be permitted provided they do not conflict with policy on the location of office development."

The site also falls within the designated urban edge, with Policy 59.BE also being relevant. Policy 59.BE states that development proposals which are in accordance with other policies in the local plan will be permitted provided they meet certain criteria, the relevant ones being;

- The development must take full and proper account of the site including the character and appearance of the locality or neighbourhood, and must be appropriate in mass, scale, materials, layout, design and siting in general and in the context of adjoining buildings and

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

spaces

- The development must be an appropriate use for the locality and avoid unduly interfering, disturbing or conflicting with adjoining or nearby uses, especially in terms of noise, fumes, dust, overlooking, loss of daylight, loss of outlook, vibration or from lighting.

The proposal is for the installation of 3no nominal galvanised steel or aluminium extraction flues.

The proposal is considered to comply with relevant Development Plan policies for the following reasons:

- The location of the proposal accords with Policy 117.E in that it is within an existing employment zone.
- The proposed flues, due to their scale and materials, will not adversely impact the character or appearance of the site. It is an industrial site with existing flues. Those proposed will therefore not look out of character.
- Following examination of the submitted emissions report, The Head of Environmental Health has raised no objection to the proposed flues in terms of their impact on the amenities of neighbouring properties.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

Recommendation is to permit for the reasons stated above.