MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. O/10/68181

DESCRIPTION/ ADDRESS	Application for extension of time to implement extent outline planning permission O/05/54736 for erection of 2no. Industrial units with 6no. Car parking spaces, associated landscaping & cycle space Mayflower Park, 28 Botley Road, Hedge End, Southampton, SO30 2HE

SITE VISIT DATE	15th Dec 2010			
ARE PLANS ACCURATE?	X	Yes		No. If not why not…….
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	X	Yes		No. If not why not…….

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Application seeks permission for an extension of time to implement existing outline planning permission, O/05/54736 which was approved in Nov 2005.			
SITE AREA	Approx 0.25ha			
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a			
TOPOGRAPHY	Relatively level site – slopes slightly uphill as you progress into the site from access. The site to the north is at higher ground level, with distinct step up in ground level at the northern boundary.			
TREES	X	No		Yes, …..
BOUNDARY TREATMENT	Open boundary to front elevation. Rear boundary marked by 1m retaining wall with chicken wire fencing above.			
SITE CHARACTERISTICS	Industrial estate – very commercial appearance and all hard landscaping. Quite untidy in places – weeds growing through fencing and materials, equipment and trailers positioned around site and a lot of signage to front of site. Parking bays positioned along western boundary with cars also parked across top of site and within areas proposed for development under this application.			
CHARACTER OF LOCALITY	As above.			

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
O/05/54736	Outline: Erection of 2no industrial units and provision of 6no additional parking spaces, with associated landscaping and cycle storage	Approved – Nov 2005
Q/05/54098	Enquiry: Proposed erection of two additional industrial units (use classes B1, B2 and B8)	Preapp advice given – July 2005

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/26469/003	Erection of 7 small industrial units and associated parking, loading areas and access	Approved – Nov 1984
Z/26469/002	Erection of 7 small industrial units together with parking, unloading areas and access roads	Approved – Sept 1984
Z/26469/001	Erection of 7 industrial units	Approved – Jan 1984

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Existing employment area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 28.ES (Waste Collection/Recycling), 59.BE (Development Criteria), 100.T (Minimise Travelling), 101.T (Infrastructure Contributions), 104.T. (Parking)

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area

SPECIAL POLICY AREA

n/a

PLANNING POLICY GUIDANCE / STATEMENT

PPG13 - Transport
PPS1 - Delivering Sustainable Development
PPS4 - Planning for Sustainable Economic Growth

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with

POLICY COMMENTARY

particular regard to residential amenity, highway matters, trees, nature conservation, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

	See below	X	Other – no objection received

COMMENT ON REPRESENTATIONS RECEIVED

	See below	X	Other – none received

PLANNING OBLIGATION/CONSIDERATIONS

Not required

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

The principle of this development has been found to be acceptable and approved under previous permission O/05/54736. This application seeks an extension of time for the implementation of the extant permission, which expired on 10th November 2010 – all other details remain the same as approved under the original outline permission.

There have been no substantive changes in policy since the granting of the outline permission. The site remains as a designated employment site within the adopted local plan and as such, policy 117.E is applicable – this states that proposals for new development for employment purposes within existing employment sites identified on the proposals map will be permitted, provided they do not conflict with policy on the location of office development.

The restrictive condition in terms of use that was applied to the original outline will be attached to this permission, again to ensure continuity in terms of the overall use of the site and to comply with policy guidance.

The level of parking provision and its positioning within the site was agreed with Engineers during the previous application and remains unchanged. The conditions applied on the previous application in respect of parking layout, turning etc will be attached to this permission.

The issues of appearance, landscaping, design and access remain to be considered at reserved matters stage. Again, conditions will be replicated in terms of materials and site boundaries to ensure an appropriate final appearance to the site.

Issues of ground contamination were also raised under the last application and addressed by conditions requiring contamination reports and possible mitigation measures – it is considered this issue remains relevant as no information to address these concerns has been submitted, nor have the original conditions been discharged.

In light of these considerations, the extension of time for the implementation of the extant permission is considered acceptable. As noted above, all conditions attached to the previous permission are recommended to ensure that all issues raised under the previous application are

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

fully covered and addressed in the development of the site and to ensure an appropriate high quality appearance to the resulting development.

The condition relating to reserved matters will change to reflect the changes to the descriptions of the reserved matter issues which have come into force since the granting of the original outline permission.

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

The recommendation is to approve.