MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/15/75947

DESCRIPTION/ ADDRESS	Change of use from car sales/rentals (sui generis) to plumbers merchants with trade counter (B8) Unit B School Lane Chandler's Ford Eastleigh SO53 4DG

SITE VISIT DATE	15/4/15
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• The application is proposing the change of use as above
SITE AREA	• 255.48 m2
SITE CHARACTERISTICS	• The application site contains an industrial unit which was used as a car sales/rentals
CHARACTER OF LOCALITY	• The immediate surrounding area contains one of the boroughs largest industrial areas (Chandler's Ford Industrial Estate) • The units are large with parking

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/12/70669	Change of use from car rentals to car sales outlet (sui-generis)	Granted 29/5/12
F/07/60563	Change of use to car rentals (sui generis)	Granted 24/8/2007

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	No comments received
HPP	No comments received
ENG	No objection

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	The application indicates a car wash area in car park, but there is no indication of how it would be drained. Purpose built car washing facilities need to have drainage connected to foul sewer , not surface water sewer or ground -- and require a trade effluent licence with Southern Water . Have Southern Water been consulted on application? 13 April 2015 Page 1 of

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies 59.BE, 100.T, 104.T, 117.E, 120.E

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policies DM1, DM12 (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'

CHARACTER APPRAISAL AREA

NA

SPECIAL POLICY AREA

NA

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

The NPPF carried a presumption in favour of sustainable development (para. 14), which incorporates three elements: economic, social and environmental, (para. 7). Planning law requires applications to be determined in accordance with the development plan, unless material considerations indicate otherwise, (para. 11). Should a development proposal accord with the development plan, approval should be given without delay, (para.14).

The NPPF considers the need to, 'proactively drive and support sustainable economic

NATIONAL PLANNING POLICY GUIDANCE

development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs', a core-principle underpinning decision-making (para.17).

The NPPF highlights that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people, (para. 56) and goes on to state that decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (para. 58).

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

These will be addressed in the report.

COMMENT ON REPRESENTATIONS RECEIVED

None received

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, Impact upon Character and Appearance

The site is located within the urban edge and is located within an industrial area that is on a bus route, with relatively good pedestrian and cycle links to nearby facilities. The principle of development is acceptable.

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,

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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.

Saved policy 120.E permits proposals for B1, B2 and B8 uses on new sites and proposals for the redevelopment or extension of existing industrial, office and business sites.

The unit was previously used as a car sales/rental business for a number of years and will now be reverting back to what was the original use of the building (B8). The car sales has ceased operation and Unique plumbing supplies are wishing to operate from these premises which would include a trade counter. The company already has another unit in the south in the borough, and it appears this unit is required owing to an expansion of the business.

The overarching aim of the existing employment area policies is to provide enough jobs to meet the needs of the labour force, and to enhance competitiveness.

There is likely to be job opportunities for the residents of the borough.

Highways

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.

No objections were raised from the head of transportation and engineering, however there appears to be some confusion of a car wash area at the rear, which was shown on the site layout plan; this was from the previous use and is not in connection with this application. Revised comments have been received where the head of transportation and engineering have confirmed that the wrong plan was looked at and they have no concerns with the application.

OTHER MATERIAL CONSIDERATIONS

Also of relevance 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.

CONCLUSIONS

The change of use from car sales/rentals (sui generis) to plumbers merchants with trade counter (B8), represents a suitable use of the unit which would not be detrimental to the surrounding area in accordance with Eastleigh Borough Local Plan Review (2001-2011), saved policies 59.BE, 100.T, 117.E, 120.E, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policies DM1, DM12.

CONCLUSIONS