REF. NO. F/17/80441

PLANNING APPLICATION REPORT

DESCRIPTION	Full application – Installation of flue for internally located CHP engine
ADDRESS	Wessex Nuffield Hospital, Winchester Road, Chandler's Ford, Eastleigh

SITE VISIT DATE -	19-06-2017
ARE PLANS ACCURATE?	Yes – amended plans are sufficient to determine the application
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Installation of wall mounted exterior metallic flu chimney to south-west side elevation of rear building (along the southern boundary). Provision of dry air cooler within an existing outside metallic cage compound to the south-east of the building.
TOPOGRAPHY	Site is generally flat and level where the proposed works are to take place. The existing metallic cage is on artificially raised ground behind the main building.
TREES	None of note that would be affected
BOUNDARY TREATMENT	Existing landscape cover and metal sheet piling to southern boundary to Pitmore Copse and the M3 motorway
SITE CHARACTERISTICS	Rear building on hospital site screened from main public vantage points
CHARACTER OF LOCALITY	Hospital and service areas

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	None identified on database relevant to current proposal	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	No comments made within publicity period

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandler's Ford Parish Council	No comments made within publicity period

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies 59.BE, 32.ES
Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, DM1, DM2 (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 with particular regard to general residential amenity and character of area.

COMMENT ON CONSULTATION RESPONSES

Environmental Health – Discussed with EHO and given the significant distance from the closest residential property CHP unit will only release warm air into the atmosphere (no use of flu for kitchen areas so no food stuff odours to be released) then no objection raised.

COMMENT ON REPRESENTATIONS RECEIVED

None 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."

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 relevant policy 59.BE in that the size and location of the flu is alongside the existing rear building side elevation and distanced from the public highway and the nearest residential properties to the opposite side of Winchester Road. The backdrop to the rear building is a tree lined landscape to the boundary with the M3 motorway which the flu would be visually set against.

Policy 32.ES of the Local Plan requires proposals which may generate pollution have been designed to control their impact to an acceptable level.

The proposal is considered to comply with relevant policy 32.ES in that the flue serves a CHP unit and will not therefore generate any odour or air particulates (soot, dust) and is located a considerable

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

distance from the nearest residential property, being positioned on the M3 motorway side of the site. 20-06-17

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