

DELEGATED OFFICER REPORT

Application Ref: F/22/93363

Site Address: AIR TRAINING CORPS, TURNPIKE PAVILLION, TURNPIKE WAY, HEDGE END, SOUTHAMPTON, SO30 4QR

Case Officer: Alex Webb

Description: New fire escape ramp and path to existing cadet centre

Particular Site Constraints?	Yes ☒	No ☐
Nature Conservation NE - SSSI Impact Risk Zones, HRA Screening Criteria, Solent Mitigation & Disturbance Zone EBC Owned Land Aviation safeguarding Airport Safeguarding Zones Nutrient Neutrality Catchment Nutrient Neutrality Catchment		

Planning History?	Yes ☒	No ☐
Z/33475/004/00 - Construction of New Modular Building for Air Training Corps Use Adjacent to Pavilion - Permitted 16/06/2003 Z/33475/000/00 - Construction of Sports Pavilion/Community Hall with Playground, Car Parking and Vehicular Access - Permitted 17/01/1995		

Publicity:	Letters ☐	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Response		
Trees	I am satisfied with the provided report. Therefore, we raise no arboricultural objections to the proposal, subject to conditions.		
Ecology	I have no ecological objection to this proposal. I have reviewed the photos in the Arboricultural Assessment and Method Statement and the Design Access Statement and do not see any suitable habitat for protected species that would be affected by this work once the tree protection fencing is put into place. The existing path appears to be closely mown amenity grassland. The precautions listed in sections 5.11 through 5.15 are suitable to protect any wildlife that may be in the area. Biodiversity enhancement could include the addition of a bird box on the gable end of the building or enhancing the soft landscaping with flowering native shrubs to attract pollinators and provide food for birds.		

Site Visit:	Yes ☒	No ☐
08/08/2022		

Policy:
National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u>. The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM2, DM11 DM14 and DM32. Supplementary Planning Documents: Quality Places; Character Area Appraisals.

Assessment:

The application site is located on the south side of Turnpike Lane and relates to one of two Air Training Corps buildings at the Turnpike Pavillion. The site and surrounding land to the north, south east and west is an allocated recreation and open space facility. To the north of the site is open space, to the north west is a line of mature trees and vegetation on an inclined bank with the public car park beyond. To the south is further open space and to the west is the other Pavillion building with the cricket ground beyond.

The existing fire escape from the building is via a pedestrian door on the rear (north west) elevation and comprises a level landing and steps to negotiate the change to ground level. The hardstanding then ceases and the escape route continues over the existing grass on top of the bank, round to the side (north west) elevation.

Following a Fire Risk Assessment (FRA) was considered inadequate and therefore a new ramp style escape is proposed. The new escape would also start from the existing door, in the location of the existing steps and would continue round to the side (north west) elevation, further along to be in line with the front (south west) elevation. It would be of solid construction, with a ramp as opposed to steps to ground level. The existing brickwork walls and landing would be repaired and rebuilt in places to accommodate the new ramp width. A new low level brick wall would then follow the line of the ramp until it finishes just in front of the side (north west elevation) to meet an existing path. A new handrail would be placed top of the on existing and proposed brick walls. The new ramp and path would be finished in grey slabs.

The applicants are proposing to install a birdbox on the gable end of the existing building in order to provide a biodiversity enhancement, this has been conditioned.

The development is considered acceptable and complies with saved Policies DM1, DM2, DM11 DM14 and DM32.

- The development is within the urban edge of Hedge End, within an allocated recreation and open space facility where the principle of development is acceptable.
- The design of the new ramp and path is suitable in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site and is appropriate in the site context.
- The development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.
- The design and layout respects the character and appearance of the locality.
- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material

consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

Equalities Implications:

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

Conclusion: For the reasons set out above, the proposal is recommended for permission, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...