

DELEGATED OFFICER REPORT:**Application Ref:** F/22/93229**Site Address:** Steeple Court Winery, Church Lane, Botley, SO30 2EQ**Case Officer:** Clare Martin**Description:** Replacement roof and alterations to access doors on existing agricultural building.

Particular Site Constraints?	Yes ☒	No ☐
Outside of the urban edge/ countryside Within Botley conservation area Within curtilage of a grade II listed building (Steeple Court)		

Planning History?	Yes ☐	No ☒
While there have been applications at the Steeple Court, none of which are directly related to the planning application.		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None		
Built Heritage Consultant:	<u>No objection</u> provided the doors facing the road are not just galvanised but a coloured finish to maintain the quality of the conservation area. The existing winery has been in place for many years and had a low-pitched, corrugated sheet roof removed by various recent storms. The building had looked some-what forlorn for some time. This current proposal is to put a new roof on the building consisting of plain tiles at a 35 degree pitch with cement based weatherboarding to the gables. This will provide a low maintenance solution far more in keeping with locale. Clay tiles are specified on the drawing which would be preferable and lighter in weight than concrete, but timber weatherboarding is specified here too but Cedral is referred to in the application form which is cement based and longer lasting with less maintenance than timber. Either would be acceptable. In addition to the roof change some of the access openings are to be altered. The current ones are in the south elevation but the new ones are to face the road and be either roller shutters or up and over doors. Raw, bright, galvanised steel would not look very cleaver, so dark coloured ones would be more in keeping with the area.		
Ecology Officer:	<u>No objection</u> Although this site is very close to Pudbrook Lake, a tributary of the River Hamble, the proposal to replace a dilapidated roof with a new tiled roof is not likely to affect the aquatic environment. The photo in the DAS shows that the roof is completely missing so no surveys are necessary and I have no ecological concerns. There are records of bats in the immediate area, so incorporating a built-in bat brick or bat tube into the top of the east gable as it is being rebuilt would be a		

	good biodiversity enhancement, and planting night blooming scented plants around the building would attract moths as food for bats. Exterior lighting should be avoided unless needed for safety.
Parish Council:	<u>No objection</u>

Site Visit:	Yes ☒	No ☐
Details: Carried out on the 21/7/22		

Pre-commencement Conditions:	Yes ☐	No ☒
Details:		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"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."</i> Where the building is located in a Conservation Area, Section 72(1) of the Act states: <i>"In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."</i>

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, S2 and S8; and Development Management policies DM1, DM11 and DM12. Supplementary Planning Documents: Quality Places

Assessment:
PRINCIPLE The site is outside of the urban edge where the principle of development is only acceptable for certain uses, including for agricultural development. As the proposed building is used as a winery, its use falls within an agricultural use. Furthermore, the building has been on the site for an extended period of time (at least 14 years) and the proposal involves changing the roof rather than extending the building or intensifying its use. ASSESSMENT • The building's roof has already been removed and it is open to the elements. The proposal will restore the building and the new roof and access doors will improve the function and appearance of the building. • The design of the roof and alterations is appropriate for the building and materials will be conditioned as per the built heritage consultant's comments. The materials will consist of timber cladding to the walls and the doors will be coloured dark brown (as per the agents email of 22/7/22).

- The proposal is considered to maintain the character and appearance of the conservation area.
- The proposal will not impact on the setting of the grade II listed Steeple Court, which is approximately 170m away from the application site.
- The proposal is not close to residential dwellings and so will not have an unacceptable impact on residential amenity in terms of loss of privacy, light or outlook. The development accords with guidance set out in the 'Quality Places' SPD.
- There will be no adverse impact upon trees or other natural features worthy of retention. A condition will be used for a built-in bat brick or tube to provide the required biodiversity net gain. The remaining advice from the ecology officer will be provided in a note to applicant.
- There are no likely significant impacts on the SPA.

Equalities Act:

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

Section 149 (1) 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.

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 Environment 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 emerging 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 emerging plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Emerging 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 Emerging Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Saved Policies 34.ES and 37.ES of the Local Plan, Policies S1, DM2 and DM3 of the Emerging 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.

--

Conclusion:		
Recommendation:	PERMIT ☒	REFUSE ☐
Comments ...		