

DELEGATED OFFICER REPORT

Application Ref: F/22/93259

Site Address: Units 1-2, Mayflower Close, Chandler's Ford, SO53 4AR

Case Officer: Summer Sharpe

Description: Installation of perimeter security fencing, fencing bisect site and entrance gates. Removal of existing roller shutters and replacement with higher sectional shutters.

Particular Site Constraints?	Yes ☒	No ☐
• Within urban edge • Surface Water Flooding • Airport Safeguarding Zone • HRA Screening • Existing Employment Sites – Chandler's Ford Industrial Estate		

Planning History	Yes ☒	No ☐
Application no.	Proposal	Decision
F/22/93257	Installation of perimeter security fencing and entrance gates. Removal of existing roller shutters and replacement with higher sectional shutters.	Permitted (August 2022)

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None received.		
Parish Council:	No objection.		
EBC Environmental Health:	Should the doors open when loading or unloading and presumably to an extent to accommodate the lorry, then there would be little difference between the existing and proposed situation. These doors can be supplied with a quiet mechanism like shown by DAS with 'sectional shutter'. The use of the site we presume is already consented and as the application does not touch on this, we take it no change of use is applied for.		
HCC Highways:	<u>Comments 13 September 2022 (following receipt of additional information):</u> The submitted vehicle tracking drawings demonstrate that, whilst very tight, HGVs can access and turn on site and as such enable forward gear access and egress in both the single and bisected yard options. As such there is no objection to the application from a highways perspective. <u>Comments 4 August 2022:</u> In terms of the locating of site access gates, it would be envisaged that the gates would only be opened/ closed once a day mirroring the site hours of operation, and the retained pull-in area at the front of the gates will enable the first arrival vehicle to pull off the highway whilst opening (or closing) the gates. However, in terms of the bisecting of the site, whilst there would be no objection in principle to the proposals, more detailed HGC tracking drawings are required. These need to show the cab and trailer body through the whole turning movement to ensure that adequate space is provided to perform the turn (including vehicle overhang) and onwards enable forward gear accessing and		

	egressing. If the additional drawings can be provided, then an updated assessment can be undertaken.
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Policy:

National Planning Policy Framework

National Planning Practice Guidance

Development Plan:

Eastleigh Borough Local Plan 2016-2036

Policies: S1 (Delivering sustainable development), DM1 (General development), DM13 (Transport), DM14 (Parking) & DM15 (Safeguarding existing employment sites).

Supplementary Planning Documents

Site Visit	Yes ☒	No ☐
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Assessment:

Site & Surroundings

The application site relates to Units 1 & 2, which are located to the south of Mayflower Close and the west of Eagle Close. To the frontage of the building are parking provisions. The building itself is constructed of yellow brick work with dark cladding at first floor level. There is currently no boundary treatment, but there are some trees/ vegetation which provide some screening along Eagle Close.

The surrounding area predominantly comprises other commercial/ industrial units.

Proposal

The application proposes the installation of perimeter security fencing (around the whole site) and fencing to bisect the 2no. units which would measure 2.4m in height and would be finished black in colour. As a result of the bisect fencing, the entrance gates would have varying widths (7.5m and approx. 7m) and would measure 2.4m in height. The application also includes the removal of existing roller shutters (approx. 3.6m in height) and replacement with higher sectional shutters (approx. 4.5m in height) finished in Goosewing Grey (RAL7038) colour.

Principle

The application site falls within the urban edge, whereby the principle of development; extending/ altering such a building is considered to be acceptable, however, would be subject to the following considerations.

Design

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbouring, and be compatible in terms of mass, scale, layout density, design and siting.

The application site falls within an area characterised by commercial and industrial units, therefore the type of development proposed would not be uncharacteristic. From a site visit it was noted that the surrounding neighbouring sites already benefit from a variety of

different types of fencing and gates. The addition of fencing around the application site, as well as its addition internally within the site to subdivide the units, and gates are therefore considered to be appropriate when read within the context of the wider surroundings. Further to the fencing, the application proposes to enlarge the existing shutter doors. This alteration is fairly minimal with regard to the dimensions of the host building and would be considered congruous. Overall, the proposals are considered to be in accordance with the abovementioned policy and would therefore be acceptable.

Impact upon Neighbouring Amenities

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

As noted above, the application site falls within an area characterised by commercial and industrial units, therefore the type of development proposed would not be uncharacteristic. The addition of fencing and gates would reflect existing examples and is therefore not considered to have an adverse impact upon the amenities of the neighbouring properties. The removal and replacement of shutters would be situated on the building itself, and again would be characteristic within this locality. The proposals are therefore not considered to have an adverse impact upon the amenities of the surrounding buildings, thus would be considered acceptable in this regard.

Highway Safety & Parking

Policy DM13 of the Eastleigh Borough Local Plan (2016-2036) requires that development is or could be well served by public transport, cycling and walking and it includes measures which minimise its impact on the existing highway network. Policy DM14 of the same Plan requires that an appropriate level of car parking be provided in accordance with the Council's adopted standards. The policy provisions are consistent with the requirements of the NPPF and in particular those of paragraphs 107 and 108. Further to this, Paragraph 111 of the NPPF states that "*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*"

Due to the nature of the proposals the Local Highways Authority (LHA) were consulted, their comments are noted above. The site access gates were considered to be acceptable, however, concern was raised with regard to the bisecting fencing. The LHA requested additional information. This information was provided (7 September 2022) whereby the LHA have advised that whilst tight HGVs can access and turn on site enabling forward gear access and egress. Ultimately, the LHA raised no objection, therefore the proposals are considered to accord with the abovementioned policies and contents of the NPPF, as such would be acceptable in this regard.

Equalities Act:

Section 149 of the Equalities Act 2021 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.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other this, 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 and development plan 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 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 limit impacts on climate emissions as a result of the development or its use.

Conclusion:

This application is recommended for approval, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐