

DELEGATED OFFICER REPORT

Application Ref: F/22/93941

Site Address: BOTLEY MILLS, MILL HILL, BOTLEY

Case Officer: Rachael Morris

Description: Proposed new first floor offices. Replacement of canopy

Particular Site Constraints?	Yes ☒	No ☐
- Flood Zone 2 & 3 - Conservation Area - Adjacent to listed buildings and within curtilage - Eastleigh Town, District and Local Centres and Neighbourhood Parades - Botley Mill Site Specific Policy - Within the urban edge		

Planning History?	Yes ☒	No ☐
- Z/16401/00A/00 - Replacement of existing building destroyed by fire – Permit – Feb 1976 - Z/16401/001/00 - Single storey portacabin mess room – Permit – Oct 1977 - L/16401/003/00 - Demolition of modern warehouses workshops and lean-to roofs and removal of yard over mill-race – Grant listed building consent – Nov 1984 - L/16401/002/00 - Reroofing and alterations to fire damaged building and construction of external staircase – Grant listed building consent – Dec 1984 - Z/16401/002/00 - Reroofing and alteration to fire damaged building and construction of external staircase – Permit – Dec 1984 - Z/16401/002/01 - Variation to the planning permission ref 16401/2 dated 10 Dec 1984 for reroofing and alteration to fire damaged building and construction of external staircase, to the following extent only: addition of fire escape – Permit Variation – Jun 1985 - Z/16401/004/00 - Installation of corner window – Refuse – Jun 1985 - L/16401/006/00 - Installation of corner window – Grant listed building consent – Feb 1986 - Z/16401/006/00 - Installation of corner window – Permit – Feb 1986 - Z/16401/007/00 - Demolition of existing buildings and erection of 3 storey office building and small dwelling house for managing caretaker – Permit – Nov 1989 - L/16401/007/00 - Demolition of warehouse/store and offices and erection of 3 storey office building and small dwelling house for managing caretaker – Grant listed building consent – Jan 1990 - L/16401/010/00 - Demolition of existing buildings and erection of 3 storey office building and small dwelling house for managing caretaker – Grant listed building consent – Dec 1991 - Z/16401/009/00 - Demolition of existing buildings and erection of 3-storey office building and small dwellinghouse for managing caretaker – Permit – Dec 1991 - L/18/83997 - Replacement of existing boundary wall and repairs to retaining river wall – Grant listed building consent – Jan 2019		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None		
Parish Council:	No Comment		
Hampshire Highways:	There is no objection to the proposals from a highway's perspective. Access for pedestrians and vehicles is unchanged, and whilst the Case Officer may wish to check against the EBC Parking Standards, there appears to be adequate parking on site for the current uses plus the proposed modest office accommodation which appears to be for the betterment of existing facilities, rather than a trip generator in its own right.		

Built Heritage Consultant:	The existing former grain store looks somewhat forlorn and detracts from the setting of the listed buildings on site. Thankfully, being tucked away behind the Mill House and in a corner, it does not affect the setting of the other listed buildings near or adjoining the site. More intensive use of the volume beneath the industrial frame, together with the area's enhancement is to be welcomed, as the whole exercise will improve the structure, the area beneath, the setting of the main building primarily and the financial health of the whole site in the long term to ensure the historic mill buildings can be satisfactorily maintained. Following the existing vocabulary is good, as is expressing the frame but while it appears that is the case at the front over the new accommodation, it would look best if the timber cladding went behind the frame to give some shadow and articulation on the front elevation, which is questionable looking at the east elevation drawing. One assumes the existing steel frame will be refurbished, which itself will improve the setting and that the solar panels will be all black, set as close as possible to the underlying roof, so apart from the need for clarification of the frame to timber cladding relationship at the front, no problem and therefore no objection.
Ecology:	There is a small possibility that birds, such as pigeons or swallows could nest in this structure. There are records of bats just to the south of Mill Hill however I don't see any potential bat roost features in the site photos. Demolition should be scheduled outside the bird nesting season if possible. This is usually from March through August, but pigeons often nest outside of these times. A nesting bird check must be done by a suitably qualified ecologist just prior to demolition. If there are any active bird nests or if evidence of an active bird's nest is found, work must not start, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the chicks have fledged and left the nest. Biodiversity enhancement is required. Bird boxes (such as swift nest boxes, which can be used by other birds as well) or bat boxes can be installed on the gable ends of the new office unit. Built-in nest features are maintenance free and cannot fall off. It may be possible to add built-in nest boxes/bat roost boxes behind the timber cladding.

Site Visit:	Yes ☒	No ☐
Details: 18/11/22		

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, DM4, DM11, DM12, DM13, DM14, DM21, DM22, DM36 and BO7. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals, Botley Conservation Area. Legislation
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Section 16(2) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority ... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

The site also lies within a Conservation Area and Section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In the exercise, with respect to any buildings or other land in the 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".)

Assessment:

The development is considered acceptable and complies with policies DM1, DM4, DM11, DM12, DM13, DM14, DM21, DM22, DM36 and BO7 from the 2016-2036 local plan, in that:

Setting

- Probably the largest building in Botley and certainly the largest listed one (listed early, in December 1955) the earliest part is of c.1770 in red brick and red clay tiled roof on an essentially symmetrical design with a central projecting bay, enclosed on the first and second floors only, straddling part of the river which until the 1950's at least, was open but subsequently covered over to provide the parking we see now. Although early, this is not the original mill building as there have been mill buildings on the site since 11th. Century.
- The listing suggests the building to the right dates from 1922 which is just visible in the c.1950's photo from The Francis Frith Collection, then connected by a multi-level walkway but now connected by the tall building proclaiming the Botley Mills - Flour, which has 1960/70's looking windows. The bridge carrying the A334 in front of the site is also listed.
- On the opposite side of the site, building 12 is connected to the front of the 1922 element of the complex and projects forward, nearly to the front boundary. The subject of this application is on the west side between the main building and the boundary, over a courtyard behind the other listed building on the site, The Mill House.
- The whole site is toward the eastern end of the Botley Conservation Area which includes other listed buildings nearby, namely No's 13 & 14 Mill Hill, No's 2, 3 and 8 Winchester Street and 1 & 3 High Street. No.6 Winchester Street is regarded as a building of significance and together with No's 2 & 3 back onto the western boundary of the Mill site.

Principle and policy

- The development is within the urban edge where the principle of development is acceptable.
- Policy BO7 states planning permission will be granted for development at Botley Mill subject to the other policies of this Local Plan and the following conditions: it enables the preservation, restoration and future maintenance of the buildings and their setting; it is sympathetic in terms of use, layout and design to the location of the site, the character of the listed buildings and their setting; it provides improved pedestrian links to the centre of Botley; measures are taken to improve the safety of the vehicular access to the site; and development would not harm the nature conservation value of the River Hamble.
- Policy DM12 states development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special

interest of the asset and sustains and enhances its special character and qualities. The more important the asset, the greater the weight that should be accorded to this criterion. Permission for development which results in substantial harm to, or loss of, designated assets of the highest significance will be wholly exceptional. Development which involves the demolition or destruction of any part of other heritage assets will not be permitted unless its removal or replacement would enhance or better reveal the significance of the asset. In these circumstances, the developer will be required to record and advance understanding of the significance of any heritage assets to be lost, in a manner appropriate to their importance and the impact, and to make this evidence publicly accessible. It achieves a high standard of design which respects and complements the character and qualities of the heritage asset(s).

- The Botley Conservation Area SPD states that the council will consider sympathetic development that ensures the retention and enhancement of the character and setting to the Mill. Planning permission will be granted for development at Botley Mill provided: it enables the preservation, restoration and future maintenance of the buildings and their setting; and it is sympathetic in terms of use, layout and design to the character of the listed buildings and their settings.

Design and layout

- The design and layout respect the character and appearance of the locality. This proposal is to the corner of the site and as such is not always instantly seen from the viewpoint of the street scene. However, it still holds a prominent position within the heritage asset and needs refurbishment.
- The proposed first floor addition reflects the character of the existing structure but will ultimately tidy-up and improve the appearance of this important heritage asset. As existing, this section of Botley Mills does reduce the overall appeal of the site so having the area improved will result in an enhancement to the heritage asset. This is in accordance with policy DM12 and BO7.
- The proposed first floor extension would be over the existing ground floor units but does not expand across the whole floor area. This keeps the proposal subservient and maintains the character of the existing unit. In addition, the canopy will continue to cover the units with the outside courtyard area while the units remain one-sided.
- The proposal accords with the Botley Conservation Area SPD and the overall goal for Botley Mills which is to support sympathetic development for the enhancement of the Mills. The proposal will not detriment the listed buildings nor the character of the area.
- Moreover, although this proposal involves the demolition of the existing canopy structure, this is in the interest of the overall betterment of the asset and so this is also in accordance with guidance from policy DM12.
- There are proposed PV panels on the roof pitches with the majority of the PV panels facing away from the heritage asset with the reduced number facing East. However, these facing East, towards the asset, will be mostly obscured by the Mills building itself. Therefore, there is limited impact.
- The proposed offices will not impact the existing retail units below and as such will not detrimentally impact the designation of an Eastleigh Town, District and Local Centres and Neighbourhood Parades area nor the policy associated with that.

Other material considerations

- 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.
- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

- The proposed roof will be fitted with PV panels which supports policy DM4 (Zero or low carbon energy).

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.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...