

DELEGATED OFFICER REPORT

Application Ref: A/22/93865

Site Address: Barclays Bank PLC, 113 Winchester Road, Chandler's Ford, Eastleigh, SO53 2ZA

Case Officer: Summer Sharpe

Description: Consent to display 1no. non-illuminated retractable awnings, 3no. vinyl signs and 1no. projecting sign.

Particular Site Constraints?	Yes ☒	No ☐
• Within urban edge • Chandler's Ford: Fryern Arcade • Airport safeguarding zone • HRA: SAC, SPA, Ramsar & River • Nutrient Neutrality		

Planning History?	Yes ☒	No ☐
Application no.	Proposal	Decision
F/22/93802	External alterations to include installation of extractor duct and condensing unit (rear elevation) to facilitate Café (Class E), addition of awnings and fenestration alterations.	Under consideration
A/10/67707	Display of 2no. illuminated fascia signs and 1no. illuminated projecting sign.	Permitted (September 2010)
F/06/57274	Replacement of 4no. air conditioning units at rear.	Permitted (September 2006)

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	<u>1no. Comment:</u> A retractable awning could cause an obstruction on a very restricted section of footpath which is right next to a vehicle access route from the rear car park.		
Parish Council:	None received.		
HCC Highways:	<u>Comments 16 November 2022 (following submission of amended plans):</u> Submitted plans (Drawing 09-02 Rev 2022.10.20) now clearly show that the minimum height of the proposed awning will be 2.5m from ground level which is acceptable and will not impact on pedestrian movement. as such, no objection, subject to a condition being put in place that requires the retracting of the awnings when the café is closed and table have been removed to prevent possible issues. <u>Comments 12 October 2022:</u> No objection in principle, subject to confirmation of the proposed awning height being a minimum of 2.1m at its lowest point. Retractable awnings: whilst the projection of 2m is acceptable, where it covers the proposed seating area, there is no detail of the awning height at its lowest point. This should be a minimum of 2.1m from ground level to ensure safe pedestrian movement under, and it is requested that plans are updated to show this. Additionally, it is requested that a condition is put in place that requires the retracting of the awnings when the café is closed, and tables have been removed to prevent possible issues.		

	Vinyl signs: acceptable, no highway impacts foreseen. Projecting sign: approx. 2.4m above ground level, and as such will not impact on either pedestrian and cycle movements, or visibility splays. It is therefore acceptable. If plans can be updated to confirm the minimum awning height of 2.1m or above, a re-assessment of plans can be undertaken accordingly, with a no objection likely subject to the condition outlined above being applied.
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Policy:

National Planning Policy Framework
Paragraph 136.

National Planning Practice Guidance

Development Plan:

Eastleigh Borough Local Plan 2016-2036

Policies: S1 (Delivering sustainable development), S2 (Approach to new development), E3(1c) (Eastleigh Town Centre), DM1 (General development), DM13 (Transport), DM21 (New retail development) and DM22 (Changes of use in retail frontages – Chandler's Ford).

Supplementary Planning Documents

Site Visit	Yes ☒	No ☐
6 October 2022.		

Assessment:

Site & Surroundings

The application site relates to an end of terrace building, occupying a corner plot, to the north of Winchester Road. The building is finished in red facing brick work with large fenestration at ground and first floor level, with a mansard roof above. To the immediate north of the site is a small hard standing for parking provisions serving the unit. Further north and east are other parking provisions. The site and wider surroundings fall within the Chandler's Ford: Fryern Arcade centre, whereby there are a mixture of commercial uses nearby.

Proposal

Consent to display 1no. non-illuminated retractable awnings, 3no. vinyl signs and 1no. projecting sign.

The 1no. non-illuminated retractable awning sign is proposed to be located on the southern elevation, fronting Winchester Road. This would measure approx. 1.2m in height, approx. 5.1m in length and would project approx. 2m from the southern elevation. This is proposed to be situated approx. 2.5m above ground level. This would be finished in RAL 6012 (Black/ Green), with white text.

The application also proposes 3no. vinyl signs, these would be located on 3no. of the glazed panels on the eastern elevation of the site.

The 1no. non-illuminated projecting sign would be located on the southern elevation, above the main entrance door. This would measure approx. 0.7m in height and would

project approx. 0.7m from the southern elevation. This is proposed to be situated approx. 3.1m above ground level. This would be finished in powder coating in the same colour as the awnings.

Principle

The application site falls within the urban edge, and defined Chandler's Ford: Fryern Arcade centre, whereby the principle of development is considered to be acceptable. The application site has previously featured signage whereby the introduction of new signage is considered to be acceptable in principle, however, this would be subject to the following considerations.

Impact Upon Amenity

The application site falls within the defined Chandler's Ford: Fryern Arcade centre, whereby commercial units and advertisements are a common characteristic. The proposals are therefore considered to be reflective of the existing surroundings and would be acceptable.

Impact upon Public Safety

Due to the nature of the proposals, the Local Highways Authority have been consulted upon. Following amended plans, they raised no objection to the siting of the proposed signage. They have however advised that the awnings be retracted outside of operating hours. Subject to this condition, the proposals are considered to be acceptable.

Due to the locations, sizes and siting, the adverts are unlikely to pose any adverse impact upon the public amenity or safety aspects. The proposals do not obstruct any highway surveillance cameras, speed cameras or security cameras. The signs are also not considered to distract road users or highway safety by reason of their size, scale and location.

As such, the proposal is considered to be in accordance with the Contents of Section 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

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 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 Councils 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:

The application is recommended for approval, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐