

DELEGATED OFFICER REPORT

Application Ref: F/22/94289

Site Address: 65 Tesco Express, Bishopstoke Rd, Eastleigh, SO50 6BF

Case Officer: Rachael Morris

Description: To remove the existing gantry sign due to condition and install new

Particular Site Constraints?	Yes ☒	No ☐
• Aviation Safeguarding • Conservation Area • HCC Archaeological Alert • Within the urban edge		

Planning History?	Yes ☒	No ☐
• Z/06873/001/00 - Alterations and extensions – Permit – Feb 1978 • Z/06873/003/00 - Erection of fire escape and door – Permit – Dec 1989 • A/06873/004/00 - Display of illuminated signs – Consent – Mar 1990 • Z/06873/005/00 - Extension to car park – Permit – Jan 1991 • C/06873/006/00 - Alterations and extensions to convert existing outbuilding at rear to provide a five-bedroom unit of letting accommodation – Permit – Jul 2002 • F/07/60971 - Retrospective installation of two awnings on the east elevation of the building – Permit – Nov 2007 • A/22/94290 - Consent to display 5no. fascia signs, 1no. projecting sign, 3no. dibond panels, 11no. frosting signs and 1no gantry/totem sign. – Consent – Jan 2023		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None		
Parish Council:	No Comment		
Built Heritage Consultant:	No objection to replacing this sign further back from the road as it is in a vulnerable position at present and interferes with cars exiting the site, in addition to hindering the drivers view of traffic approaching from the east.		
Hampshire Highways:	There is no objection to the proposals from a highway's perspective. The relocated position of the gantry sign is set further into the site, and this is acceptable, being further away from the highway, and further outside of the visibility splays.		
Southampton Airport:	This has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. We, therefore, have no objection to this proposal.		
Hampshire Archaeology:	In view of the small scale of the development I would not raise any archaeological issues.		

Site Visit:	Yes ☒	No ☐
Details: 13/12/2022		

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, S2 and S8; and Development Management policies DM1, DM11, DM12 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals; Bishopstoke Conservation Area Appraisal and Management Proposals.

Legislation:

The site 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, DM11, DM12 and DM14 from the 2016-2036 local plan, in that:

Setting

- Set near the southern boundary of the Bishopstoke Conservation Area overlooking the meadows to the south. This building is at the end of a row of houses on the approach to the core of the village and the river crossings with the car wash site to its east.
- The nearest listed building is Bishopstoke Manor to the north/rear of this site but some distance away and shielded by a belt of woodland either side of the river. None of this proposal will have any effect on the setting of this heritage asset.

Principle

- The development is within the urban edge where the principle of development is acceptable.
- Policy DM1, states that all new development should not have an unacceptable impact on, and where possible should enhance residential amenities of both new and existing residents, the character and appearance of urban areas, the countryside, and the coast. In addition, it should take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views.
- This proposal site is also located within the Conservation Area. Policy DM12 and the Bishopstoke Conservation Area Appraisal and Management Proposals SPD offer relevant advice to ensure permitted development does not harm or detract from the significance or special interest of the asset and sustains and enhances its special character and qualities.
- The proposal building is listed within the Bishopstoke Conservation Area Appraisal and Management Proposals SPD as a building that make a positive contribution. It is noted that at time of publication, this was a Public House (Prince of Wales) and was noted in the SPD as “Late Victorian public house from between 1892/96 in a yellow brick”. However, the frontage has remained mostly untouched and as such still holds stature to the locality.

Design and layout

- The development would not be an overdevelopment of the site, and parking standards remain unchanged.
- 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 respect the character and appearance of the locality.

- The proposed replacement gantry sign will still respect the existing character of the gantry that is currently in place. The existing gantry has been in place back from when the building served as a Public House and as such is in an important feature of the frontage. However, as the existing gantry is damaged and deteriorating, it is recognised a replacement is required.
- The proposed replacement gantry will respect the existing gantry in design and size and as such is a suitable replacement.
- The gantry will be placed further back into the site which will assist vehicular manoeuvres as the entrance to the car park is quite tight. Therefore, having the gantry placed more into the site and out of immediate harm would be beneficial.

Other material considerations

- 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 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 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 ...
