

DELEGATED OFFICER REPORT:**Application Ref:** F/23/94894**Site Address:** UNIT 6, COMPASS POINT, ENSIGN WAY, HAMBLE-LE-RICE,
SOUTHAMPTON, SO31 4RA**Case Officer:** Clare Martin**Description:** Change of use of part of the ground floor from theatre to an office and workshop (Use Class E(g)).

Particular Site Constraints?	Yes ☒	No ☐
Within Urban Edge Within Existing Employment Site		

Planning History?	Yes ☒	No ☐
F/19/86788 - Change of use of part of the ground floor from office and storage use (B1 & B8 Use Classes) to a studio theatre (D1 Use Class) (amended description) – Permitted (March 2020)		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None		
Environmental Health Officer:	<u>No objection</u> We see this as suitable of use of land considering other neighbouring the commercial and light industrial premises. These set back from dwellings and are established in use.		
Transport Officer:	<u>No objection</u>		
Parish Council:	No response provided		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 5/4/23		

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>

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 & DM15.

Supplementary Planning Documents:
Quality Places

Assessment:

The proposal is to convert the approved studio theatre on the ground floor back into its previous use as an office/ workshop (within use Class E(g)) to match the use of the remainder of the building. The site is situated in an existing employment area and therefore the principle of the office/ workshop is acceptable in line with Policy DM15.

Detailed considerations:

- No external works are required to convert the existing building and the proposal will have no impact upon the character and appearance of the building.
- Car parking is provided at the front of the unit and the car parking requirement for the office/ workshop should not be noticeability greater than the approved theatre studio. No objection has been raised by the Transport Officer.
- The proposal is not considered to have an unacceptable impact upon the residential amenity as it is situated a reasonable distance away from residential properties. No objection has been raised by the Environmental Health Officer.
- The proposed use will fit in with the character of the locality.
- 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 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 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 Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Saved, Policies S1, DM2 and DM3 of the Adopted 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 ...