

DELEGATED OFFICER REPORT

Application Ref: F/23/95057

Site Address: Unit 7, Stanstead Road, Eastleigh, SO50 4RZ

Case Officer: Summer Sharpe

Description: Change of use from Warehousing (Use Class B8) and Light Industrial (Use Class B1) to Warehousing (Use Class B8), General Industrial (Use Class B2) and MOT Test Centre.

Particular Site Constraints?	Yes ☒	No ☐
• Within urban edge • Airport Safeguarding Zone • HRA Screening: River, SAC, SPA & Ramsar • Existing Employment Sites – Boyatt Wood Industrial Estate • Flood Zone 2 (to the west – the application site itself does not fall within Flood Zone 2)		

Planning History	Yes ☒	No ☐
Application no.	Proposal	Decision
Z/24738/000/00	Change of use from warehousing to light industrial	Permitted (September 1980)
Z/24738/001/00	Change of use from Class 3 (Light Industrial) to Class 10 (Warehousing)	Permitted (September 1984)

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	No objection.		
EBC Environmental Health:	The site is located amongst commercial and industrial estate premises, distant from dwellings or other pollution sensitive receivers. Our view is this is a suitable use of land including for MOT Test Centre. We note it is for daytime use, Monday to Saturday.		
HCC Highways:	No objection – access in and out of the site is unchanged by the proposals, and the change of use would not be anticipated to generate additional trips over and above that which the existing use type potential has. The application form outlines that 9 vehicle parking spaces will be provided, and whilst only 6 are shown on plans, it is assumed that this is because some counted parking will be associated with vehicles being worked on within the unit. Additionally, the marked-out parking only shows spaces to the southern edge of the site, when in reality additional parking would be available on the northern edge, as well as an element of doubling up of vehicles left for the day by customers.		

Policy:
National Planning Policy Framework
National Planning Practice Guidance
Development Plan:
<u>Eastleigh Borough Local Plan 2016-2036</u>

Policies: S1 (Delivering sustainable development), DM1 (General development), DM3 (Adaption to Climate change), DM6 (Surface water management), DM13 (Transport), DM14 (Parking) & DM15 (Safeguarding existing employment sites).

Supplementary Planning Documents

Site Visit

Yes ☐

No ☒

Assessment:

Site & Surroundings

The application site relates to Unit 7 located within the Boyatt Wood Industrial Estate, situated to the east of Stanstead Road, due north of Goodwood Road, which comprises industrial and commercial uses, falling within existing employment sites protected by Policy DM15 of the Local Plan. The application site itself comprises a mid-terrace building, with small forecourt.

The immediate surroundings of the application site comprise commercial and industrial units within the Boyatt Wood Industrial Estate. To the north and further east of the site are residential properties.

Proposal

The application proposes a change of use from warehousing (Use Class B8) and light industrial (Use Class B1) to warehousing (Use Class B8), general industrial (Use Class B2) and MOT test centre. The proposals would result in the change of use from B1 to B2 and the introduction of MOT test centre, allowing for a wider variety and flexibility of uses within the Unit.

Principle

The application site falls within the urban edge, whereby the general principle of development is considered acceptable. The application site has also been highlighted as falling within an area of protected employment land, thus triggering the consideration of Policy DM15 (safeguarding existing employment sites).

The application site is currently in use as warehousing (Class B8) and light industrial (Class B1). Whereby the proposed change of use would retain an element of warehousing (Class B8) but would result in the change of light industrial to Class B2 general industrial and introduction of MOT test centre. This change of use would also result in the increase of jobs. Policy DM15 supports employment including these types of uses within this area, and therefore the proposals are considered to be acceptable in principle.

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.

No external alterations have been proposed as part of this application. The applicant is however advised that should they wish to install any advertisement, then a separate advertisement consent application may be required.

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.

The application site falls within the Boyatt Wood Industrial Estate and therefore the existing neighbouring amenities predominantly comprise similar usages. The proposals, namely the introduction of MOT test centre, are therefore not considered to have an adverse impact upon the neighbouring amenities. The proposals would therefore 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, whereby they raised no objection to the proposals.

It is noted that, as part of the change of use, there would also be an increase in parking provisions from 8 to 9, whereby the LHA have not raised any concern with regard to this arrangement, noting that there is sufficient space on site to accommodate this. Further, it is noted that the proposals would result in an increase of employees from 4 to 5, which is not considered to have an adverse impact in terms of parking provisions or arrangements.

To conclude, the proposals are considered to 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 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 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.

Conclusion:

This application is recommended for approval, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐