



EASTLEIGH LOCAL AREA COMMITTEE

6th June 2023



Planning Guidelines



How Proposals are Determined

- Proposal must be considered on planning grounds
- The Committee must determine proposals **in line with Development Plan, unless material considerations indicate otherwise**

Development Plan:

- Eastleigh Borough Local Plan 2016-2036, Adopted April 2022
- Hampshire Minerals and Waste Plan (if relevant)



Other Material Considerations

- Relevant Government Policy including the *National Planning Policy Framework (2021)* and its presumption in favour of sustainable development
- Supplementary Planning Documents and Council Strategies



Other Material Considerations

- Planning history / previous applications or decisions;
- Appeal decisions;
- Site specific matters – highway matters, residential amenity, visual amenity, ecology, drainage, trees;
- Consultee and 3rd party comments;
- Precedent (current case law);



Decision-making

- Decisions made contrary to the recommendation must be explained and minuted, with clear reasons given – approval or refusal
- Option to defer, to seek amendments or further information – committee must indicate what these are
- Option to add further controls on use and details required if reasonable in planning terms



Agenda Item 8.

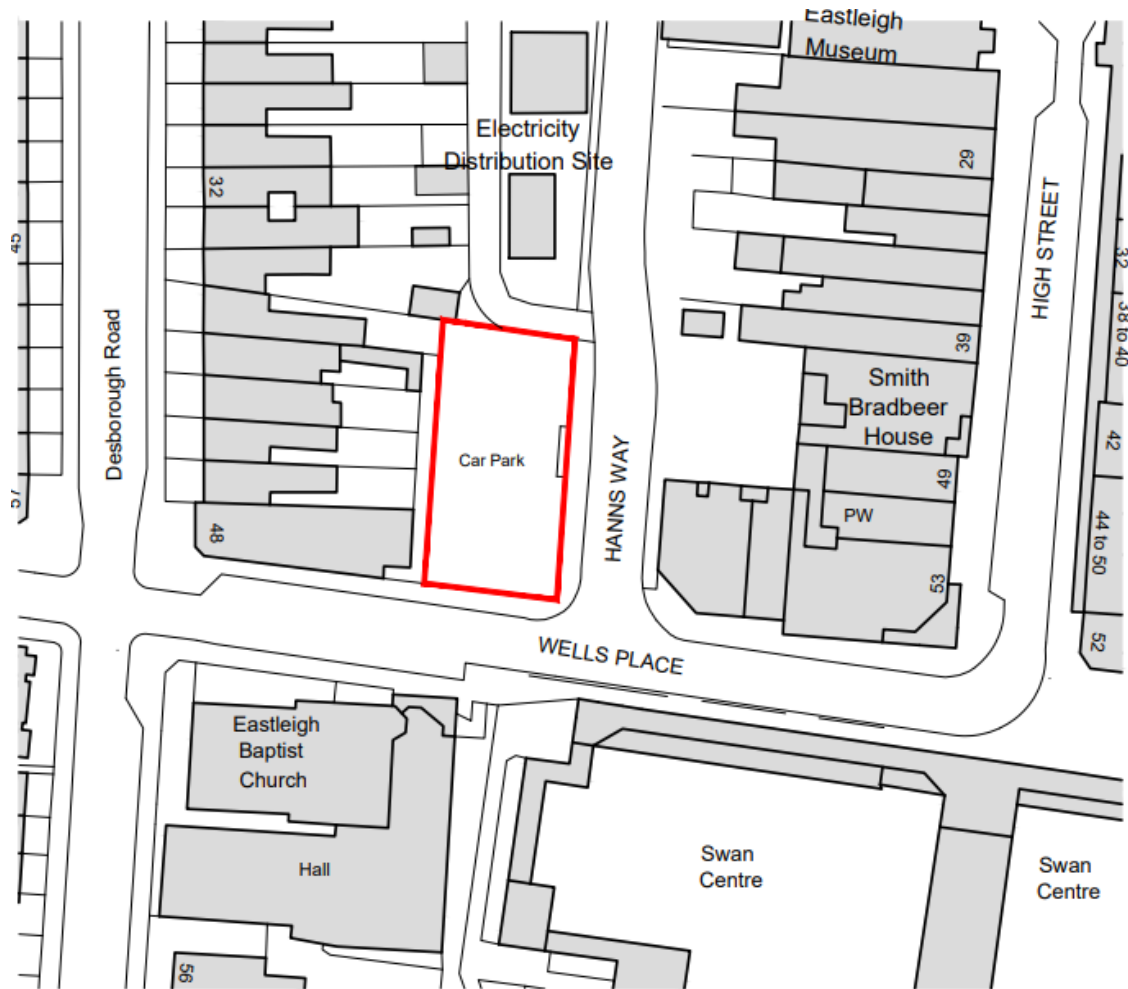
Planning Application F/23/95122

Construction of 4No. two bedroom and 2No. one-bedroom apartments in a two and three storey block, with ancillary amenity space, landscaping, bin and cycle storage.

Land at Hanns Way Car Park, Eastleigh



Location Plan:



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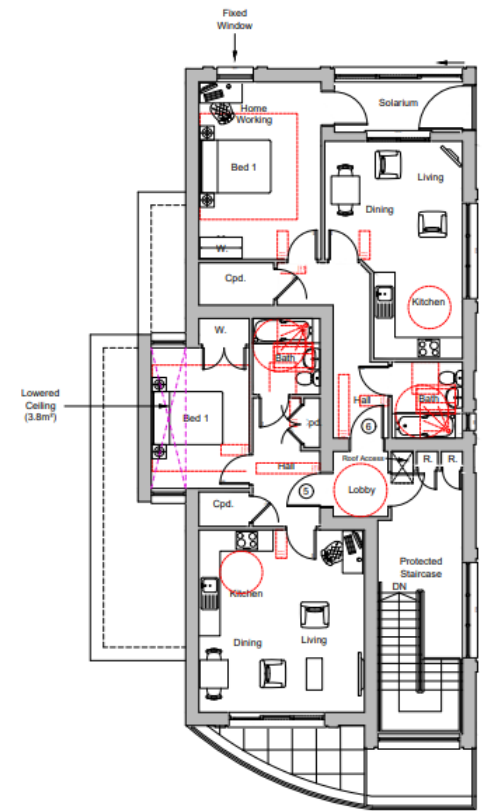
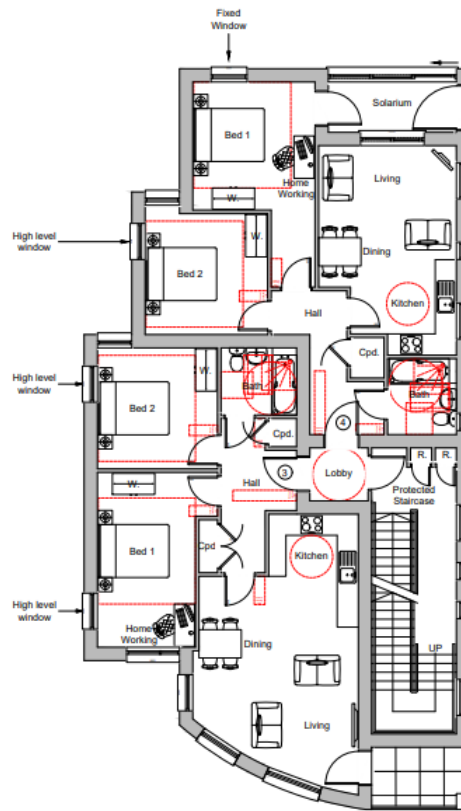
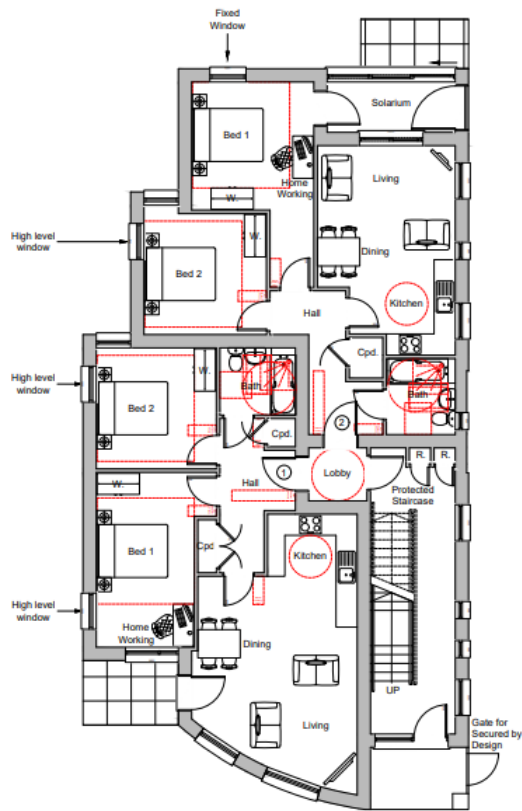
Site Photos:



Site Plan:



Floor Plans:



Elevations:



Front Elevation

Side Elevation B



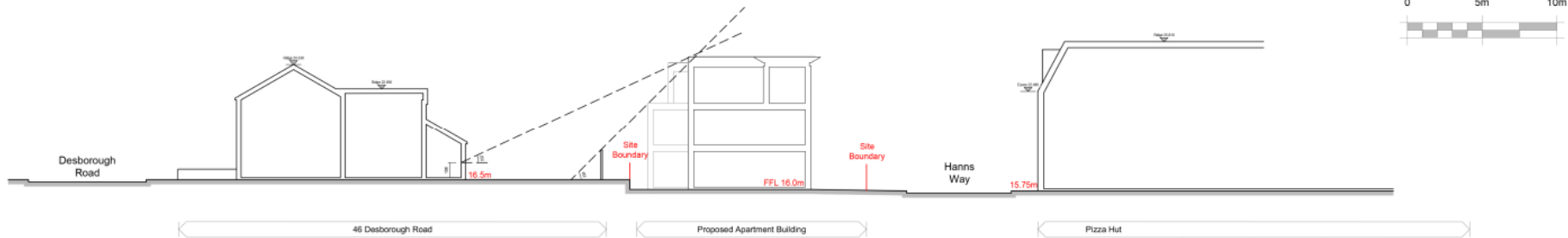
Rear Elevation



Side Elevation A



Section:



Datum 10.000

Site Section A - A

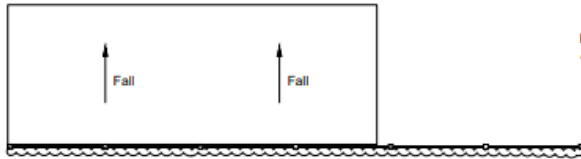
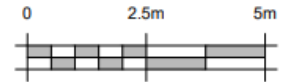


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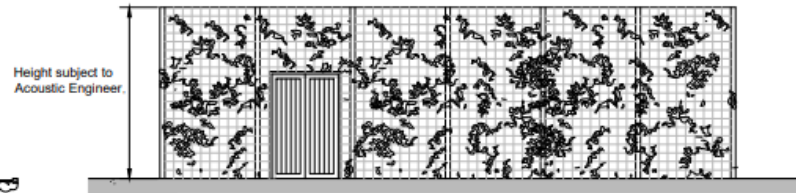
Street Scene B - B



Bin & Cycle Store:



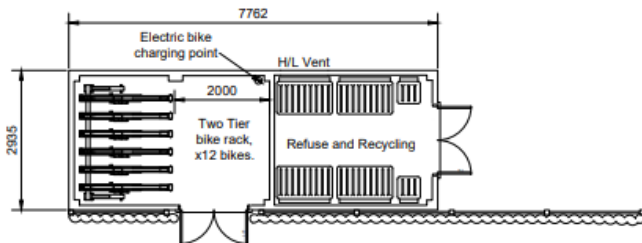
Roof Plan



Front Elevation



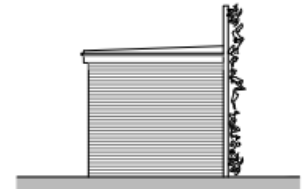
Side Elevation B



Ground Floor Plan



Rear Elevation



Side Elevation A



Illustration:



CGI view from Wells Place
Hanns Way, Eastleigh

22205/ V01

Scale NTS @ A3 May 2023

EASTLEIGH
BOROUGH COUNCIL



Illustration:



CGI view from Wells Place
Hanns Way, Eastleigh

22205/ V02

Scale NTS @ A3 May 2023

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Updates:

- One further representation received – raising no additional issues.
- No response received from Environmental Health Land Contamination Specialist – previous conditions recommended.
- No response received from Landscape Officer – standard landscape conditions recommended.
- Natural England – Object on the grounds of impact recreational pressure upon the New Forest National Park and phosphorus upon the Itchen and Solent SACs.



Updates:

- No response from Hampshire Swifts.
- No response from Southern Water – previous conditions recommended.
- No response from Scottish & Southern Electricity.
- Eastleigh Town Council – Object on the grounds of loss of car park.
- No response from Eastleigh BID.



Considerations - Key points:

Policy & Principle:

- Within the urban edge.
- Within Secondary Zone of Eastleigh Town Centre – Policies E3 & DM22.
- Policy DM1 – Amenity, character, site context, design, landscaping, etc.
- NPPF – Importance of an appropriate range of uses.
- Principle of proposed development is acceptable.



Considerations – Main Issues:

Previous Reasons for Refusal (F/22/92349):

- Impact upon future occupiers from neighbouring uses/activities.
- Impact upon outlook from rear of Desborough Road properties.
- Failure to appropriately address street scene or visually enhance locality.
- Loss of easily accessible disabled parking provision.
- Failure to secure mitigation.



Considerations – Main Issues:

Amenity of future occupiers:

- Concerns raised – Disturbance to residents from neighbouring commercial uses – noise and odours.
- Scheme has been redesigned – internal layout, window openings, entrance, etc.
- Mitigation can be provided – acoustic glazing, mechanical ventilation and odour neutralisation.



Considerations – Main Issues:

Outlook for Desborough Road:

- Form, design and materials help to make building visually subservient.
- Stepped elevation and detailing provide visual interest.
- Windows have been minimised.

Street scene:

- New design better addresses and turns the corner – curved elevation, entrance position, prominent balconies, materials and architectural detailing.



Considerations – Main Issues:

Loss of car park:

- Concerns raised – Impact on local groups, businesses and individuals.
- Alternative provision is already available, including disabled bays, with further provision proposed.

Mitigation:

- Applicant has agreed to secure necessary mitigation.



Considerations – Other Issues:

- Layout & Design – Makes best use of difficult site.
- Access, Parking & Highways – Zero parking acceptable & no highway issues raised.
- Amenity – No unacceptable impact on neighbours and reasonable standards can be achieved for future occupiers.
- Land Contamination – Conditions recommended.
- Drainage – SUDs may be limited by sewer easements.
- Ecology – Enhancements achievable.
- Sustainability – Scope for various solutions.



Conclusion:

- Highly sustainable site.
- Town centre site – mix of uses encouraged.
- Amenity issues can be addressed.
- Alternative parking provision is available.
- Considered to have acceptably addressed previous reasons for refusal.
- All other matters meet policy and guidance requirements

Recommendation:

Subject to:

- Outstanding consultee responses; and**
- Securing of contributions towards the Council's New Forest Mitigation Strategy.**

To Delegate back to the Service Director for Planning and Environment in conjunction with The Chair and Vice Chair to GRANT PLANNING PERMISSION

