

DELEGATED OFFICER REPORT

Application Ref: F/23/95052

Site Address: UNIT 3, PEACOCK TRADING ESTATE, GOODWOOD ROAD,
EASTLEIGH, SO50 4NT

Case Officer: Rachael Morris

Description: Change of Use from B2 to Sui Generis Funeral Directors Facility to include 24 hour access

Particular Site Constraints?	Yes ☒	No ☐
- Within the urban edge - Existing employment sites		

Planning History?	Yes ☒	No ☐
- Z/11809/004/00 - New crossover and access – Permit – Aug 1975 - Z/19606/000/00 - Erection of five units for industrial and warehouse use plus hardstanding – Permit – Oct 1979 - Z/19606/001/00 - Change of use of Unit 5 from light industrial to warehouse and Unit 3 from warehouse to light industrial – Permit – Apr 1981		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		
Environmental Health:	Regarding noise from plant or equipment to be installed and operated continuously, due to the premises location amongst the commercial and industrial land users and proximity of the M3 motorway, a source of high Background Sound, the risk of noise impact to dwellings more distant is low. We advise a condition for control of noise at source and to ensure there is no increase in cumulative noise impact together from all estate users.		
Planning Policy:	<u>Key Issues</u> The proposed Sui Generis use differs to the more traditional B2, B8 or E(g) employment uses which are otherwise the predominant use classes safeguarded under Policy DM15, Safeguarding existing employment sites. Criterion 2. a. makes a reference to other employment uses which may be permitted provided that they would not have a significant impact on the continued primary use of the site. The applicant has stated that the proposed scale and size of its operations and subsequent space requirements means that an industrial estate is likely to be the only area where the use can be realistically accommodated. The applicant has also provided further information to demonstrate that the proposed use would employ the same/equivalent number of full-time jobs to that which a B2 employment use could accommodate. <u>Concluding Comments</u> Whilst the use would not fall within the traditional B2, B8 or E(g) use classes, the proposed Sui Generis Use is likely to be more suitably located in an existing industrial estate. This is due to the noted operational requirements which are likely to be better suited away from residential and public areas such as town, district and local centres and because of the 24-hour access which is required. These points combined with the total number of jobs proposed which would be equivalent to a B2 employment use means that the planning policy team raises no objection to this proposed change of use.		

Site Visit:	Yes ☒	No ☐
Details: 12/5/2023		

Policy:

National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1, S2 and S4; and Development Management policies DM1, DM11, DM14 and DM15.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

The development is considered acceptable and complies with policies DM1, DM11, DM14 and DM15 from the 2016-2036 local plan, in that:

Principle

- The development is within the urban edge where the principle of development is acceptable.
- Policy DM15 (Safeguarding existing employment sites) states the major existing employment sites shall be retained predominantly in employment use classes B2, B8 and E(g). Within these sites the Borough Council will permit: a. the redevelopment and intensification of use of sites for Use Class B2, B8 and E(g)(ii)/(iii) employment uses; b. changes of use between use classes B2, B8 and E(g)(ii)/(iii); and c. workforce training opportunities as defined in policy DM16; subject to the general development criteria and transport policies of this Local Plan including the impact on residential areas. Exceptionally, employment uses other than those in use classes B2, B8 or E(g)(ii)/(iii) (but not E(a)/ (b)/(c) uses or pubs, drinking establishments or hot food takeaways) may be permitted on these sites provided that: a. they would not have a significant impact on the continued primary use of the site b. the existing site is causing, or could cause, significant harm to highway safety or to the amenities of the area or to local residents.

Assessment

- The development would not be an overdevelopment of the site and meet parking standards. The built form will not be amended as a part of this application and as such there is not considered to be a significant impact on the street scene.
- The submitted planning statement says that there will be no public access, with the access only planned as the staff and visiting doctors for death certification. 7 car parking spaces are available on site, as existing, with additional internal parking, 2 cycle spaces proposed and some availability on the main road. The proposed employment level is not proposed at an intensified level from that of the existing B2 use, as stated in the Planning Statement and as such, the effect from the change of use is unimpacted.
- There are a range of services offered in the building, a Sui Generis use was considered the most appropriate use class rather than Class E which would have been more appropriate if the use was more geared to purchasing a funeral plan/package, as associated with a 'shop' use.
- The unit is located within an established industrial estate where there is a range of units and uses. There are no residential dwellings within close proximity to the unit and as such a 24-hour use is not expected to create an unacceptable disturbance.

- The proposed air conditioning and condenser units have been deemed acceptable by Environmental Health, considering that the base background noise is likely already high due to the nearby M3 motorway and other industrial uses neighbouring the site. This is subject to a compliance condition that will monitor noise against the noise at source.
- The site is located within an existing employment area, supported by policy DM15. Although a Suis Generis use is not specifically noted within policy as a use within this site, it is recognised that this would still provide employment opportunity and would not have a significant impact on the primary use of the site. This is supported by a Planning Policy 'No Objection' consultation response.

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.
- 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.

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 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 ...

