

DELEGATED OFFICER REPORT

Application Ref: A/23/95083

Site Address: 29 WHIELDON WAY, NORTH STONEHAM PARK, EASTLEIGH, SO50 9SB

Case Officer: Rachael Morris

Description: Consent to display signage in the car park (retrospective)

Particular Site Constraints?	Yes ☒	No ☐
• Aviation Safeguarding • EBC Owned • Tree Preservation Order(s) • Within the urban edge		

Planning History?	Yes ☒	No ☐
• A/07/60704 - Display 2 non illuminated free standing signs – Consent – Sept 2007 • O/15/76023 - Outline application with all matters reserved (except for access) for the demolition of existing buildings/structures and the development of: 1) on land south of Chestnut Avenue (North Stoneham Park) - 1100 dwellings (use class C3); - residential care home (use class C2); - creation of a new local centre - including a new primary school (2FE), children's pre-school nursery, community building, retail, office and other buildings and car parking (use classes A1, A2, A3, A4, A5, B1a, D1, D2); - public open space, children's play equipment, associated hard and soft landscaping and works; - foul and surface water drainage measures including pumping stations; access from Chestnut Avenue and Stoneham Lane (with new accesses/works to Chestnut Avenue (existing), Chestnut Avenue/Nightingale Avenue, Chestnut Avenue/Stoneham Lane, Stoneham Lane/Stoneham Way Junctions and new accesses onto Stoneham Lane); new footway/cycleway links; 2) extension to Lakeside Country Park on land east of Stoneham Lane, including new pedestrian links, landscaping and associated works; 3) construction of a new cycleway/footway along Stoneham Lane (from north/east of St Nicolas Church, southwards to the administrative boundary with Southampton City); 4) use of land south of Junction 5 of the M27 motorway for playing pitches and construction of associated facilities (including changing pavilion/hub building, spectator stands, enclosures, all-weather playing surfaces; floodlighting); with new accesses onto Stoneham Lane; parking; new footway/cycleway; landscaping and associated works; and 5) associated engineering operations; on and off-site supporting infrastructure necessary to facilitate development of the site. This application is subject to an Environmental Impact Assessment and is a departure from the development plan, and affects the setting of a listed building, and affects Public Rights of Way – Grant Outline – Jan 2016 • RM/18/84537 - Reserved matters for appearance, landscaping, layout and scale (pursuant to outline planning permission O/15/76023 which was subject to Environmental Impact Assessment) for the provision of a Local Centre including retail units, cafe, gymnasium, community centre, nursery, offices and 26 age restricted flats within parcels 1C and 1D and associated access roads, drainage, car parking, refuse storage, boundary treatments, sub-station and other supporting works and infrastructure – Approve – Mar 2019 • A/21/89665 - Consent to display 1.no non illuminated fascia advertisement – Consent – Mar 2021		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		
Asset Management:	No response		

Tree Officer:	There are no significant trees within influencing distance of the car park area. Therefore, we raise no arboricultural objection to the proposal.
HCC Highways:	<u>Update:</u> It is noted that sign 17 has been amended in terms of height (Drawing No. 9SB A02). The proposed height is now proposed to be 2.150m and this is acceptable. As such, there is no objection to the proposals from a highway's perspective. <u>Original comment:</u> There is no objection in principle from a highway's perspective, subject to the amendment on one sign - sign 17. All signs are located in acceptable positions from a movement perspective; however, two signs are potentially located within the required visibility splays from the car park looking onto Wheldon Way. Of these two signs, sign 1 is positioned at a height below visibility splay eye levels at 650mm which is acceptable. However, sign 17 is positioned at a height of 1,650mm which would fall within eye level. It would therefore be requested that sign 17 is altered to be set at a height of 2,150mm so that it neither affects visibility or is a potential head height obstruction for pedestrians. If this amendment can be undertaken, then there would be no objection.
Southampton Airport:	From an aerodrome safeguarding perspective this does not conflict with safeguarding criteria. There is no objection to this proposal.

Site Visit:	Yes ☒	No ☐
Details: 12/05/23		

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, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals. Legislation: Regulation 3 (1)(2)(3) (as amended) of the Town and Country Planning (Control of Advertisement) Regulations 2007 states:- "A local planning authority shall exercise their powers under these Regulations only in the interests of amenity and public safety, taking account of any material factors, and in particular: • In the case of amenity, the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest, disregarding, if they think fit, any advertisement being displayed there; • In the case of public safety: The safety of any person who may use any road, railway, waterway, dock, harbour or aerodrome; Whether any display of advertisements is likely to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air. In determining an application for consent for the display of advertisements or considering whether to make an order revoking or modifying a consent, the local planning authority

may have regard to any material change in circumstances likely to occur within the period for which the consent is required or granted.”

Assessment:

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

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.

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.
- It is considered these advertisements do not represent a proliferation of signs, will not pose a distraction to users of the highway and will not create a safety risk as demonstrated in the No Objection from HCC Highways.
- The proposed signs are to facilitate the use of the car park and so are in an appropriate location. In addition, the signs are small in size and do not dominate the area.

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 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.

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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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:

CONSENT ☒

REFUSE ☐

Comments ...