

DELEGATED OFFICER REPORT

Application Ref: F/23/95085

Site Address: HAMPSHIRE FIRE AND RESCUE SERVICE HEADQUARTERS, LEIGH ROAD, EASTLEIGH, SO50 9SJ

Case Officer: Alex Webb

Description: Replacement roof tiles to main office building. Removal and re-fitting of existing solar PV panels.

Particular Site Constraints?	Yes ☒	No ☐
Nature Conservation - NE - SSSI Impact Risk Zones, HRA Screening Criteria (River, SAC, SPA & Ramsar) New Forest SAC 13.8km BUFFER Aviation safeguarding - Airport Safeguarding Zones AQMA - Air Quality Management Area 2005 (No. 1) Nutrient Neutrality Catchment - Solent: Includes Chichester and Langstone Harbours SPA/Ramsar, Solent and Southampton Water SPA/Ramsar, Solent Maritime SAC, Portsmouth Harbour SPA/Ramsar		

Planning History?	Yes ☒	No ☐
F/22/93703 - Replacement modular building over two-storeys with associated car parking and fencing and removal of live fire training metal container units (revised scheme to planning permission F/20/88055) – permitted 05/12/2022 F/22/93473 - Demolition of the existing "Live Fire" training buildings and removal of the firefighting foam training pad on the site of the Hampshire & Isle of Wight Fire & Rescue Service Headquarters. Installation of new live fire training facilities and associated smoke filtration units. Construction of associated hardstanding and fencing to the perimeter – permitted 05/12/2022 F/22/93528 - Installation of new sprinkler system to the HQ Fleet building with a sprinkler tank and pump house to the rear of the existing building – permitted 17/10/2022 F/17/80244 - Two storey rear extension to provide additional meeting rooms and office accommodation – permitted 31/07/2017 F/16/78296 - Erection of crane training tower – permitted 17/05/2016 S/11/69403 - Retention of temporary classroom building for a temporary period of 3 years – temporarily approve 15/09/2011		

Publicity:	Letters ☐	Site Notice ☐	Newspaper ☐
Representations:	None		
Eastleigh Town Council:	No Objection		
Urban Design	I have no objections in principle to the proposed re-roofing works; however, due to the fact that the building is in such a prominent location, facing a primary street, with a traditional and exemplar frontage, it would be encouraged to replace the roof with a similar material as the current one. Plain clay tiles are natural, more noble and they weather naturally, in keeping with other commonly used walling materials such as clay bricks, adding a beautiful finishing touch to the roof of any building.		
Ecology	There are records of bats at several properties in the industrial estate immediately to the east of this site. The Ecology section of the planning statement (April 2023) states emergence surveys were undertaken for applications relating to previous works to the site but does not give any dates or application numbers. The photo of the roof on page 3 of the planning statement show that the existing tiles are in poor condition. The planning statement reports that survey work has been arranged with further surveys dependent on the outcome of an initial visit in early May		

	I have reviewed the Bat Survey report by Hampshire County Council Ecology Team (July 2023). Three bat emergence/re-entry surveys were done, and no bats were seen emerging from or entering the building. One dusk emergence survey was done in May 2022, and a dusk survey was done in May 2022 and a dawn survey was done in June 2023. The site is brightly lit, and bat activity was very low in this area. No further survey work is required. Informative suggested
--	---

Site Visit:	Yes ☒	No ☐

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, DM2, DM11, DM14 and DM15. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment: The application site is located on the north side of Leigh Road, Eastleigh and the building forms part of Hampshire Fire and Rescue Service Head Quarters. The building has a main wing which runs parallel to Leigh Road and a rear wing which continues to the east, parallel with the visitor car park areas with the main access point in between. There also further flat roof additions to the rear of the building on the west side of the main office building. The proposal is for the replacement of the existing roof materials on the pitched roof to the front (south) and side (east) wings of the main office building. No internal changes are proposed. The roof material is currently plain clay roof tiles (terracotta in colour) and it is proposed to replace the tiles with concrete plain roof tiles. The existing solar PV panels on the east and south facing roof areas would be removed to allow for the works and re-fitted in the same layout as the existing. The replacement tiles to all sides of the roof would be of a similar size and in 'Natural Red' a colour to match the existing. The proposal also includes the renewal of all vertical tiles to dormers to also be replaced with the same tiles proposed for the roof in a 'Natural Red' colour. The flashings to all vent penetrations through roof coverings would be renewed with new lead flashing. Existing timber and asbestos cement eaves would be removed and replaced with UPVC fascia and soffit boards. The existing cast iron rainwater goods would be replaced with UPVC goods. The site is within an existing employment site as allocated within the Eastleigh Borough Local Plan 2016-2036. Policy DM15 allows for the redevelopment of use of these sites subject to the general development criteria and transport policies of this Local Plan including the impact on residential areas. The proposals have been discussed with the urban design officer and there would be no objection in principle to the proposed re-roofing works. The building is in a prominent location facing Leigh Road (a primary street) and the existing façade has a traditional and exemplar frontage. Whilst traditional materials for the replacement would be preferable, the building is not protected by it being a Listed Building nor is it within a Conservation
--

Area, therefore whilst it is an attractive building, it is not considered to be of special architectural or historic interest. The suggested alternative materials would be similar in colour and appearance to the existing, particularly when weathered in, and the choice of materials are considered to reduce the need for future maintenance. The works to the roof covering would also allow for improvements to the existing thermal insulation.

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

- The development is within the urban edge where the principle of development is acceptable.
- The replacement materials are suited to the host building in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- 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 choice and design of materials would respect the character and appearance 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 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: For the reasons set out above, the application is recommended for planning permission.

Recommendation:	PERMIT ☒	REFUSE ☐
-----------------	---	--

Comments ...
