

DELEGATED OFFICER REPORT:**Application Ref:** F/23/95502**Site Address:** 87-89 TWYFORD ROAD, EASTLEIGH, SO50 4HH**Case Officer:** Clare Martin**Description:** Retention of 1no. Parcel Locker at front (retrospective application)

Particular Site Constraints?	Yes ☒	No ☐
• Within urban edge • Within Eastleigh urban renaissance quarter (Policy E4.1a – retail, office & community areas)		

Planning History?	Yes ☐	No ☒
Details: None relevant to current proposal		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	<u>2 letters of objection</u> • No customer parking • Increased noise disturbance, footfall and vandalism impacting residential properties • Delivery drivers inconsiderate to residents with engine noise and damage to vehicles. • Tesco's along Twyford Road would be a better location <u>Planning Officers Response</u> • Car parking and residential amenity is considered in the assessment section. • The comment on an alternative location for the parcel locker is noted, however the Local Planning Authority is only able to consider the current application.		
Transport Officer:	<u>No objection</u> The locker neither obstructs the footway or visibility splays (when egressing from St John's Road).		
Environmental Health:	<u>No objection</u> Other than light or illumination which appears small in magnitude compared to the premises, there appears no other pollution consequence.		
Parish Council:	No response		

Site Visit:	Yes ☒	No ☐
Details: Carried out 20/7/23		

Pre-commencement Conditions:	Yes ☐	No ☒
Details:		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

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; and Development Management policies DM1 Area policies: E4.

Supplementary Planning Documents:

None

Assessment:**Principle**

The site is within the urban edge where the principle of development is acceptable, subject to the details complying with the relevant planning policies.

Character and Appearance

The parcel locker is a relatively modest structure and blends in with the mixture of street furniture and boundary treatments already present within the Twyford Road street scene.

Access and Parking

The parcel locker is flush against the front of the shop with a generous shared pavement area to the front. In this position the locker does not restrict access for pedestrians walking along the pavement or for people using the shop. The locker also does not obstruct visibility of vehicles egressing from St John's Road and no objection has been raised by the Transport Officer.

While there is no dedicated parking for the shop, there is on street parking within close proximity. Furthermore, the parcel locker would mostly serve local residents who could walk or cycle to the facility and would often be part of a combined trip to the corner shop.

Residential Amenity

The parcel locker is sited within a busy urban environment where these types of facilities are becoming a more common feature. It's noted that there have been some issues with disturbance from deliveries. However, it would be expected that most deliveries and collections would occur during daytime hours when background noise levels are higher. It is also noted that delivery times for the corner shop are not restricted, and it would be unreasonable to do so for the parcel locker itself.

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.

Environment

There will be no adverse impact upon trees or other natural features worthy of retention and no likely significant impacts on the SPA.

Equalities Act:

Section 149 of the Equalities Act 2010 created the public sector equality duty.

Section 149 (1) 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 Environment 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 emerging 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 emerging plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Emerging 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 Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Adopted 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.

In this case, the locker allows parcels to be delivered and collected from one location, which cuts down the number of vehicle trips and subsequent CO2 emissions. Siting the locker in an urban location, close to residential properties, makes it easier to walk to the locker for small parcels rather than having to rely on private vehicles.

Conclusion:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...