

DELEGATED OFFICER REPORT

Application Ref: F/23/94897

Site Address: LAKE FARM, ALLINGTON LANE, FAIR OAK

Case Officer: Rachael Morris

Description: Single story extension of existing industrial unit to create 1.no additional unit

Particular Site Constraints?	Yes ☒	No ☐
- HCC Minerals Safeguarding - Countryside		

Planning History?	Yes ☒	No ☐
- Z/31092/002/00 - Construction of Vehicular Access and Closure of Existing – Permit – Sept 1990 - Z/31092/001/00 - Replacement of Dwelling with Garage and Stables – Permit – Sept 1990 - Z/31092/003/00 - Erection of Menage and Conversion of Barn to Stables and Construction of Mound – Permit – Sept 1994 - U/08/61935 - Certificate of lawful use of existing out buildings and covered ménage for use of offices and warehousing – Certificate Issued – May 2008 - U/08/63952 - CLUED to allow change of use from menage to a warehouse – Certificate Not Issued – Feb 2009 - F/09/65482 - Retrospective change of use of existing covered ménage to warehouse with car parking and access – Permit – Aug 2011		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	Object – inappropriate development and outside of the local plan. This location was never intended to be offices or industrial space to which it has become		
Ecology:	The PEA report recommends precautionary working methods to protect nesting birds, reptiles, commuting great crested newts, any other amphibians and hedgehogs which may be using other areas of the site or commuting across the property. Great crested newts (GCN) have been scoped out due to barriers between the site and records of GCN. The report states that The majority of the application site is unsuitable for great crested newt, being tarmac, hardstanding and amenity grassland habitat. A toolbox talk about GCN must be given to all site operatives. If any GCN are found on site, all work must stop, and Natural England must be consulted. A CEMP can be conditioned to include environmental protection. A biodiversity enhancement and management plan (BEMP) can be conditioned which shows the proposed locations of any biodiversity enhancements and any guidance on the management of new and existing habitat for the benefit of wildlife. Placement of bird and bat boxes must avoid areas with exterior lighting and be placed in the correct orientations to provide access and the correct temperature regimes for these species. The proposed new hedgerow around the parking bays and additional soft landscaping proposed in the DAS have not been shown on a plan. This can be included in the BEMP The biodiversity enhancement and management plan must also include management of existing and new proposed hedgerows to maintain a constant supply of flowers, fruit and seeds by only cutting 1/3 of the hedgerow per year or cutting the top and alternate sides on		

	a 3-year rotation. Replacement of cherry laurel hedging by a range of native species would also be a good biodiversity enhancement. A surface water drainage strategy/plan will be required for the addition of the proposed building and hardstanding.
Environmental Health:	The extension is at a distance from dwellings that an ordinary use should not pose adverse noise impact during daytime hours. And proportionately, the use may not generate much more traffic than the other consented uses in total. We note the operating hours are to 0800 to 1800 Monday to Friday, and 0800 to 1300 on Saturday. And air source pump will heat the premises. We advise an absolute condition requiring compliance with noise limit for premises is appropriate here.
Economic Development:	No objections to this extension taking place. This seems a reasonable project to continue the business.
HCC Highways:	No objection to the proposals from a highway's perspective. Access in and out of the site from the highway (Allington Lane) is unchanged by the proposals, and this acceptable. Onwards, the extension will increase the available floor area by a modest 248sqm, and it would not be anticipated that this would generate a level of vehicle movements that would significantly affect the local highway network.
HCC Minerals & Waste:	No comment

Site Visit:	Yes ☒	No ☐
Details: 12/05/2023		

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, S2, S4 and S5; and Development Management policies DM1, DM6, DM11, DM13, DM14, DM15 and DM18. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
The development is considered acceptable and complies with policies DM1, DM6, DM11, DM13, DM14, DM15 and DM18 from the 2016-2036 local plan, in that: <u>Site</u> • Lake Farm Business Park comprises a collection of industrial units and is located to the Northwest of Lake Farmhouse and accessed off the Western side of Allington Lane approximately a mile to the south of the village of Fair Oak. • Unit 4 is located to the Northwest of the site and was constructed in 1992. Construction comprises a steel portal frame clad in profiled metal sheets. The building is divided into 3 units and has a GIA of 988sqm. <u>Principle and policy</u> • The development would be located in countryside where the principle of development must be supported by local plan policies.

- Policy DM18 states ‘the extension of non-residential buildings in the countryside will be permitted, subject to the general development criteria and transport policies of this Local Plan and provided that: the existing building is in lawful use and is not subject to a temporary permission; the extension is for a non-residential use; the extension or replacement building would not have an urbanising effect on the countryside in terms of its density, scale, massing, layout and height; access, car parking, landscaping and services can be provided without having a detrimental impact on the character of the countryside; so far as possible the property is sustainably located in terms of accessibility by means of transport other than the private car; the extended building would be located within the existing curtilage unless the extension would contribute to improving the character and quality of the local area; and the development would not by itself or cumulatively with other recently permitted schemes undermine the Council’s strategy for the development of employment-related floorspace’.
- The proposal is to construct a single bay extension to the North of Unit 4 at Lake Farm Business Park. This would increase the overall building footprint GIA to 1236m².

Design and layout

- The extension would mirror the height, form, scale and mass of the existing building. The proposal would add an additional approx. 12m to the unit’s length (an additional 25% in length). This addition would not create a dominant addition to the existing industrial unit. As such the proposal would not have an urbanising effect on the countryside in terms of its density, scale, massing, layout and height and would accord with policy DM18.
- The proposal will be constructed with a steel frame clad in profiled metal sheet which would be to match in character, profile, colour and appearance. This would respect the existing character of the business park.
- The proposed location of the extension is to the north of the site and would not be an obvious addition when approaching the site from the existing access.
- The tarmac hardstanding would be extended alongside the unit to provide additional car parking and access to the extended unit. The proposed access remains unchanged, and the car parking would be extended, as such this would not be to an extent that would have a detrimental impact on the character of the countryside, according with DM18.
- The existing use to be extended is B8, in which is stated as a use class to be provided to contribute towards sustainable economic growth within policy S4.

Other material considerations

- 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.
- Hampshire Highways have provided a no objection to the extra unit on the basis that the access in and out of the site from the highway (Allington Lane) is unchanged and the 248sqm increase in floor area is not anticipated to generate a level of vehicle movements that would significantly affect the local highway network.
- Environmental Health have recommended that a condition restricting operating hours is applied and also an absolute condition on noise is also applied to the decision notice to ensure the potential impact to residential dwellings is limited.
- Multiple ecology conditions have been conditioned in support of the submitted Preliminary Ecological Assessment.
- 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 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 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 ...