

fDELEGATED OFFICER REPORT:**Application Ref:** F/23/94914**Site Address:** First Friends Day Nursery Grantham Road, Eastleigh, SO50 5PY**Case Officer:** Clare Martin**Description:** Installation of portable building in car park to provide additional nursery places

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within air quality management area • Within sewer buffer		

Planning History?	Yes ☐	No ☐
• Z/18001/2 – Erection of scout hut – Permitted (February 1978) • S/14/74174 – Conversion of scout hut into Chamberlayne Road Pre-School – Permitted (April 2014)		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	2 comment letters received: • Increased parking problems • Nursery needs access from Eastleigh Borough Council to cut shrubs along boundary with no.164. <u>Local Planning Authority Response</u> Comments are noted and car parking is considered in the assessment section. In term of trimming the existing vegetation, this can not be secured via a planning condition as it does not directly relate to the current proposal and does not meet the conditions test.		
Transport Officer (HCC):	<u>No objection</u> Access in and out of the site for pedestrians is unchanged by the proposals, and whilst there would be a theoretical loss of vehicle parking, it is understood from the supporting documents that this was under-utilised due to layout issues. Additionally, information has been supplied outlining how the majority of users travel to the site sustainably, with minimal car use, and of course the location of the site is within a Controlled Parking Zone with additional double yellow line restrictions. As such, overspill parking would be anticipated to be minimal, and non-obstructive. Whilst more trips would be generated to site, considering the use, it would be anticipated that the majority of these would be linked or pass-by trips as parents / carers access their site to drop off children on their way to work or for other similar purposes. As such actual specific 'new' trips on the highway network would be anticipated to be low.		
Environmental Health (Air Quality)	<u>No objection</u>		

	The intended portable structure will be situated within the existing Air Quality Management Area. Nevertheless, in consideration of the response provided by the NCC Transport Officer, it is improbable that this installation will result in increased traffic within the vicinity, nor will it introduce additional receptors to be impacted by pollution from the main road, as indicated by the proposed layout.
Southern Water:	<u>Comment</u> It appears that the developer is intending to build close to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building close-to the sewer. A pre-commencement condition is recommended.
Town Council:	No response

Site Visit:	Yes ☒	No ☐
Details: Carried out 10/10/23		

Pre-commencement Conditions:	Yes ☐	No ☒
Details: None (see assessment section)		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"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."</i>

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 (sustainable development) and S2 (approach to new development); Development Management policies DM1(general development), DM8 (pollution), DM13 (transport), DM36 (community, leisure and cultural facilities). Supplementary Planning Documents: Quality Places

Assessment:
Proposal The proposal is to expand the existing nursery on the site to provide an additional eight FTE childcare places and two extra FTE staff. The nursery currently has 39 FTE childcare places, so the proposal would represent a 20% increase in size. These places will be provided in a single storey portable unit (29m2 floor space) located within the existing car park.

Principle of Development

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

The local plan recognises that natural population growth, as well as new housing developments, is leading to increasing pressure on educational facilities at all levels and this would reasonably include nursery and pre-school age children. Indeed, the supporting statement notes that there is a high demand for childcare places in the locality and the nursery is running a waiting list. The expansion of the nursery would help satisfy some of this unmet childcare demand in the locality and would be supported by Policy DM36, which looks to permit the extension and development of community facilities within Eastleigh Town Centre.

Character and Appearance

The proposed portable building is a single storey structure that will sit length ways alongside an existing high wall and shrubs. While the longest elevation will be almost 10m in length, it will be in cream render to lighten its appearance with the shorter side elevations adding colour. Due to the high level of boundary screening, most of the portable building will not be visible from the rear service alley and the parts that will blend in with the mixture of garages, out buildings and other structures present within the street scene. As such the proposal is considered to be in keeping with the character and appearance of the locality.

Transport and Car Parking

The site was originally designed to have six car parking spaces, five within the main car park and an additional one at the rear of the building. However, the car park's narrow isle width (of 4.4m) means it is difficult for cars to manoeuvre within the site and only one space within the main car park and the one at the rear are in use. The proposal intends to retain these two car parking spaces, one for drop offs and the other to be used by the nursery manger.

The nursery offers flexible drop off/ pick up times and has provided a car parking survey, which shows that there was never more than one car accessing the site at any point during the day. The majority of parents live in the local area and choose to walk to the nursery due to the lack of on-site car parking and parking restrictions in the locality. It is likely this trend will be similar for future parents of the extended nursery.

The nursery is located within central Eastleigh where it is close to bus/ train links and public car parks, which reduces the number of vehicles coming to the site. While it is noted that a small number of parents will still choose to drive to the site, the proposed additional eight places is only likely to result in a marginal increase in vehicular trips, which could be absorbed into the local area without causing a significant impact on the existing highway. No objection has been raised by the Transport Officer.

Other Consideration

- The site is in a predominantly residential area. However, the single storey building is located away from the neighbouring houses and so will not impact on their residential amenity (by way of a loss of light, outlook or overlooking). The noise created from the additional children on the site is unlikely to be significantly more than the existing nursery and will be during daytime hours when background noise levels are higher.
- The proposal is located within an existing car park where it will not have an adverse impact upon trees or other natural features worthy of retention.

- There are no likely significant impacts on the SPA.
- The car parking area is already hard surfaced, and it is unlikely new ground works will be necessary to install the portable building on the site. As such it is not reasonable to impose the southern water drainage condition. However, an advisory note will be added to the decision notice.

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 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 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, Saved, 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.

Conclusion:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...