

DELEGATED OFFICER REPORT

Application Ref: F/23/95126

Site Address: Stoke Wood Surgery, Stoke Wood Close, Bishopstoke, Eastleigh, SO50 8AU

Case Officer: Summer Sharpe

Description: Temporary planning permission (5 years) for the installation of 1 Portakabin building to provide 2 clinical rooms.

Particular Site Constraints?	Yes ☒	No ☐
• Within urban edge • HRA Screening: River, SAC, SPA, Ramsar • To the south: countryside, settlement gap and open space		

Planning History	Yes ☒	No ☐
Application no.	Proposal	Decision
F/19/85771	Construction of a single storey extension containing 2 No. consulting rooms and additional waiting area. Insertion of rooflights into existing waiting area. Realignment of existing car parking and creation of 4 No. new parking spaces.	Permitted (July 2019)
F/11/68678	Erection of 1 and 2 storey extension to front with internal alterations including new pharmacy and new car park layout following demolition of existing pharmacy	Permitted (May 2012)
A/08/64190	Install 2 No. non-illuminated fascia signs and 1No. Non-illuminated projecting sign.	Consent to the Advert Display (January 2009)
Z/18136/001/00	First floor rear extension.	Approved (June 1994)
Z/18136/000/00	Outline: erection of Health Centre, Chemists shop and doctors' house.	Approved (February 1978)

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	No objection.		
EBC Environmental Health:	No objection. No plant or equipment is proposed. The application site is located on land with a former contaminative use, whilst the portakabins are relatively low risk, the void beneath the portcabins will need to have ventilation provided sufficient to ensure at least one air change per day. Should the development require the breaking of ground an assessment of land contaminated risks will need to be provided, and where necessary mitigation carried out to the satisfaction of the LPA.		
EBC Contaminated Land:	<u>Comments 30 October 2023 (following amended plans removing 1no. portakabin):</u> I have reviewed the updated 'Existing Location and Block Plan' reference SWS442397ENM Rev B dated 24/10/2023 for the installation of No. 1 Portakabin building to be used as clinical rooms with a small waiting area between. This new layout falls just on the edge of the former contaminative area. In this instance, due to the small scale of the excavations, I suggest no desk study is		

	necessary, but due to its proximity to the contaminated area, the developer should: - Maintain a watching brief during excavations for the detection and appropriate treatment of any unexpected contamination (staining in ground, odours, etc) that is encountered. - Follow appropriate procedures in terms of construction management (dust, mud, noise and vibration), to avoid any disturbance to current site users. Prior to the completion of the development, we request that the developer: - Provides information to confirm that a watching brief has been followed and to report on any findings or actions taken as a result of unexpected contamination; - Provides suitable confirmation of any excavated soils disposed of site (if applicable); - Prior to their use on site, provide suitable confirmation that any that soils to be imported meet with the approval of the LPA" (if applicable). <u>Comments 22 June 2023:</u> As the site would be excavated we would need additional information as to how contaminated land has been taken into account. A desk study report at the very least is required and then demonstrate how contaminated land will be effectively managed. Pre-commencement conditions were also requested (in relation to contaminated land site investigation and remediation and verification of remedial measures).
HCC Highways:	No objection – access in and out of the site is unchanged, and no existing parking is to be lost. In terms of the parking, it would be anticipated that the new facilities would likely bring additional parking need, and so the case officer may wish to review the current spare capacity if any exists, bearing in mind that this is a temporary permission.

Policy:

National Planning Policy Framework

National Planning Practice Guidance

Development Plan:

Eastleigh Borough Local Plan 2016-2036

Policies: S1 (Delivering sustainable development), S10 (Community Facilities), DM1 (General development), DM8 (Pollution), DM13 (Transport), DM14 (Parking), DM36 (Community, Leisure and Cultural Facilities), and Bi1 (South of Stokewood Surgery).

Supplementary Planning Documents

Site Visit

Yes ☒

No ☐

22 June 2023.

Assessment:

Site & Surroundings

The application site is located to the south of Alan Drayton Way (B3037) between Bishopstoke and Fair Oak. The surgery building is set back from the main road, situated

within the Stoke Wood Close cul-de-sac, which accesses the pharmacy, surgery and flats. The building is constructed of red brick with tiled mono-pitch roof and dark timber cladding. To the front of the building is an area laid to lawn and parking provisions. The boundary of the site is marked by a hedgerow and some mature trees.

To the north of the B3037 are residential dwellings, to the west are residential dwellings accessed via Stoke Wood Close, to the south is designated countryside and settlement gap, and to the east is Blackberry Drive playground and its surroundings comprising public open space.

Proposal

The proposal has been amended during the application process, now proposing temporary planning permission (5 years) for the installation of 1no. portakabin building to provide 2no. clinical rooms.

The proposed portakabin would be situated within the southern portion of the site, to the south of the existing building. The portakabin would have a footprint of approx. 29.6m² each. This would measure 2.6m in height (flat roof), 10.2m in length and 3.1m in depth and would be finished in galvanised steel cladding.

Background

As noted within the history section, planning permission (F/19/85771) was granted in 2019 for the construction of a single storey extension to provide additional consultation rooms and a waiting area, as well as alterations to the car park. The Design & Access Statement notes that the proposed portakabin, which would function as consultation rooms, is required to be in situ for a temporary period of 5 years so that the operation of the doctor's surgery can continue to function whilst the previously approved works are underway.

Principle

The application site falls within the urban edge, whereby the principle of development is considered to be acceptable. This is further supported by Policy S10 which sets out that the Borough Council will seek the provision of (b) new and enhanced medical facilities (including an extension to the Stoke Wood surgery).

It should also be noted that the area to the immediate south of the application site has been allocated for healthcare uses to support the provision of healthcare facilities in the Bishopstoke Parish, within Policy Bi1. Therefore, the addition of a portacabin for a temporary period to allow continued use of the doctor's surgery would be considered acceptable in principle.

Design

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbouring, and be compatible in terms of mass, scale, layout density, design and siting.

The proposed portakabin would be of a modest size with regard to the host building. This would be situated to the south of the existing building on the grassed area to the rear, which is currently bound by mature vegetation which provides significant screening.

It is noted to the south of the site is countryside, however part of this is earmarked as land for improvements to Stoke Wood Surgery. At present the boundary comprises mature vegetation and further south/east there is an open vegetated area. It is noted that no

vegetation is proposed to be removed as part of this application. However, in the event vegetation were removed, the building is considered to be of a modest size, and is proposed to be in situ for a temporary time period, as well as not being readily visible from public vantage points, therefore the proposals would not result in any permanent adversely harmful impact upon the wider surrounding views.

Overall and to conclude, given the modest dimensions and siting, and temporary timeframe required, the proposals are considered to be acceptable, in accordance with Policy DM1.

Impact upon Neighbouring Amenities

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

The Council's Environmental Health Officer has been consulted upon, whereby they raised no objection.

The proposed portakabin would be situated within the southern portion of the site. To the immediate south of the site is open space, which is separated by the boundary treatment comprising mature vegetation. The portakabin would measure 2.6m in height, however, is unlikely to be visible from the open space further south of the site, as a result of the vegetated boundary. The proposal would therefore not have a harmful visual impact upon the wider surroundings.

To the west are residential properties. Following amended plans, only 1no. portacabin is proposed and would be situated a sufficient distance from the shared western boundary so as not to have an adverse impact upon this neighbouring amenity. Furthermore, it should be noted that this portacabin would only be in situ for a temporary 5 year timeframe.

Ultimately, the proposals are considered to be acceptable in this regard.

Highway Safety & Parking

Policy DM13 of the Eastleigh Borough Local Plan (2016-2036) requires that development is or could be well served by public transport, cycling and walking and it includes measures which minimise its impact on the existing highway network. Policy DM14 of the same Plan requires that an appropriate level of car parking be provided in accordance with the Council's adopted standards. The policy provisions are consistent with the requirements of the NPPF and in particular those of paragraphs 107 and 108. Further to this, Paragraph 111 of the NPPF states that "*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*"

Due to the nature of the proposals the Local Highways Authority (LHA) were consulted, whereby they raised no objection to the proposals.

The access in and out of the site would remain unchanged. The LHA did, however, note that the proposals could result in an increase in parking provisions. It should be noted that the proposals are required to allow the continued operation of the surgery during the construction process of the previously approved planning application (F/19/85771). The proposals are therefore not considered to generate additional comings or goings, solely serving the existing users whilst the permanent extension is underway, thus not resulting in the need for additional parking.

To conclude, the proposals are considered to be acceptable in this regard.

Contaminated Land:

Policy DM8 of the Eastleigh Borough Local Plan (2016-2036) stipulates that development will not be permitted if it is likely to cause loss of amenity of impact upon public health or other unacceptable environmental impacts; including land contamination.

Originally, given the proposed siting of 2no. portakabins (1 falling within former contaminated land) the Council's Contaminated Land Officer (CLO) requested additional information in the form of a desktop study. However, following the receipt of amended plans, removing 1no. portakabin, and siting the other outside of the contaminated land area the Council's CLO has advised that this study is no longer required but has recommended other measures be put in place. As such, and subject to conditions this is considered to be acceptable.

Equalities Act:

Section 149 of the Equalities Act 2021 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.

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 and development plan 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 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 limit impacts on climate emissions as a result of the development or its use.

Conclusion:

This application is recommended for approval, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐