

PLANNING STATEMENT

In support of a planning application

For the use of No 75 Leigh Road

as an office and community support base for young people
including relief from condition 2 of planning permission F/07/60794
(which limits the use to a rehabilitation centre)

And for a new fence at No 77 Leigh Road



Aerial Photo showing Nos 75 and 77 Leigh Road (courtesy of Google maps)

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PLANS

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| E/246/2923.12.07.Loc | Site Location Plan |
| E/246/2923.12.07.Site | Site Plan |

APPENDICES

- Appendix 1 Sales details showing the existing premises (Nos 75 and 77)**
- Appendix 2 Floor Plans and description of activities in each building**
- Appendix 3 Photo showing the style of fence proposed in front of No 77**

1.0 Introduction

1.1 This statement is submitted in support a planning application to allow a different use for No 75 Leigh Road, instead of the single use allowed by condition 2 of planning permission F/07/60794, and requesting planning permission for a short section of new fence in front of No 77 Leigh Road.

1.2 Specifically, for No 75, the application seeks to allow the use Nos 75 Leigh Road as a centre to provide support to young people (aged 3-19) in need of support and counselling. This service is referred to as 'The Hub' and comprises a multi-disciplinary team of clinicians and associated professionals supporting the healthy development, wellbeing and relationships of children and young people within Fair Ways services.

1.3 The property has a permitted use as a rehabilitation clinic and is restricted by condition 2 of planning permission F/07/60794 to that use and no other. Both the existing and proposed uses are within Class E of the Use Classes Order, meaning that planning permission would not normally be needed, except for the restriction imposed by this condition. See paras 3.1 and 3.2 below for more details.

1.4 For information, the applicants will also operate from the adjoining building, No 77 providing a similar service ('Outreach') but for a wider age range, but it is understood that no such similar restrictions act on that building. As the permitted use of No 77 appears to be as an office, within Class E, and the use proposed for No 77 is also within Class E, the use proposed for that building does not need planning permission.

1.5 The use of No 77 will however, involve the use of the front garden as a place for families to sit, relax, and potentially to meet with staff. Much of this is currently screened from Leigh Road by a hedge, but this application includes a new fence to provide screening to the front garden of No 77, for the short section of the front garden that is currently missing a hedge.

1.6 More details are provided below

2.0 The Site and Surroundings

- 2.1 Nos 75 and 77 Leigh Road are a pair of Victorian buildings, originally built as houses but used more recently as commercial buildings. These are two storeys in height with a traditional bay fronted design. They are situated almost opposite 'The Point' with a youth centre to the west and The Masonic Centre to the east, on the opposite side of Cranbury Road.



Figure 1 - the location of No 75 and No 77 in relation to its neighbours
(courtesy of Google Maps)

- 2.2 No 75 is situated on the corner of Leigh Road and Cranbury Road, and has a side pedestrian access onto Cranbury Road, and a separate access for vehicles into a small car parking area at the rear. This has space for approximately 4-5 cars.
- 2.3 The land behind No 77 Leigh Road is surfaced and used as a car park, with access from a 'service road (linking Cranbury Road to Chamberlayne Road).
- 2.4 At the front, both properties have a front garden facing onto Leigh Road. Both gardens are screened from the road by a boundary hedge just less than 2m in height. For No 77 this hedge extends only part way across the frontage, with the western part enclosed only by a low brick wall. It currently has a pedestrian access to Leigh Road.



Photo 1 – the existing hedge in front of Nos 75 and 77 Leigh Road

- 2.5 Leigh Road continues eastwards to the main retail streets of Eastleigh Town Centre (a two-minute walk), and the open area of the park (and bus station) even closer.

3.0 Planning History

- 3.1 The only planning permission recorded on the EBC website relates to a planning permission granted in September 2007 for the use of No 75 as a rehabilitation clinic (then within class D1). The planning permission (ref F/07/60794) includes condition 2 which reads:-

“The development hereby permitted shall be used as a Rehabilitation Clinic and for no other purpose in Class D1 of the Schedule to the Town and Country Planning Use Classes Amendment Order 2005, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that order with or without modification.”

- 3.2 No planning history exists for No 77 Leigh Road, but it is understood that the building has been used as offices for a long time and that there is no condition limiting the use of the building to a specific activity. As the permitted use of No 77 appears to be within Class E, and the use proposed (see 4.5 and 4.6 below) is also within Class E, the use proposed does not need planning permission.

4.0 The Development Proposed

- 4.1 Both properties at Nos 75 and 77 will be occupied by Fair Ways to provide community services, such that there is likely to be some overlap between staff. However, each part will have its own focus and provide a specific service.

No 75

- 4.2 **No 75** will be operated as 'The Hub' and provide a support centre for young people aged 3-19, offering therapy and counselling to young people with emotional or behavioural issues. The building will include two rooms for general discussion/therapy together with other rooms designed to assist in providing this service. These include an art or messy play room, a sensory/chill out room, and multi-purpose room for music or role play. In addition there will be a kitchen area (which may also be used by young people), and two staff offices. The likely layout and use of rooms within the building is shown and described in Appendix 2. The offices will be used by staff when not meeting with clients, for general admin, and also for a weekly meeting of all the Hub team.
- 4.3 The number of people attending each day will vary but will include a maximum of 12 staff and, for most sessions, 2 young people at any one time. Young people (especially those aged 16 and under) are also likely to be accompanied by one or more adult family members. All sessions with young people will involve a minimum of 2 staff. The number of young people attending each day will depend on the needs of those young people and the required length of each session. Most young people will attend as individuals, but the two therapy rooms will be used for some group sessions, including several young people and family members.
- 4.4 Outside, the existing hedge around the front garden will be retained and the space enclosed by this will be laid out as an attractive area for clients (and staff) to relax. This will include two new seating areas and flower beds with sensory plants for seeing/smelling/and touching.

No 77

- 4.5 For information it should be noted that **No 77** will be operated as a base for the 'Outreach' service, providing support to a wider age range of both children and adults (up to the age of 65). Most clients will be between 5 and 40 years old. This building will also include a meeting room, together with a TV/games room, padded room, sensory room, life skills and arts room, and office space for staff.

The base will provide a variety of support to clients including, for those over the age of 16, teaching and support in learning 'living skills' to equip clients to live independently.

- 4.6 Numbers of staff and clients will vary from day to day, depending on the needs of the service, but is likely to involve 6-8 staff members each day and 4-8 service users.
- 4.7 This use of the building will be a combination of office and therapy uses, both within Use Class E. As the current use is also within Class E. no further planning permission is needed for the actual use of the building.
- 4.8 As with No 75, the property currently has a lawned front garden that is partly surrounded by a tall hedge. Hence this is likely to be used as an area for clients and staff to relax, and potentially to meet. As part of this boundary is currently enclosed only by a low wall (and includes a pedestrian access path), it is proposed to erect a fence above this wall (and a wooden gate) so as to enclose and to provide privacy to the space behind, as shown in Figure 1 below. As this fence will be adjacent to Leigh Road, planning permission is sought for this fence. A photo showing the style of fence proposed is attached as Appendix 3. The location is shown on the Site Plan.



Figure 2, illustrating that part of the boundary proposed to be fenced.

(Photo courtesy of Google Maps)

5.0 Planning Policy

5.1 The Eastleigh Local Plan (2022) sets out its vision strategic aims for the borough which include, as an objective:-

viii. Enabling healthier lifestyles/wellbeing - Facilitate better physical and mental health and wellbeing by improving the places people live, work, learn and play, meeting the challenge of the ageing population, and promoting cultural and physical activity;

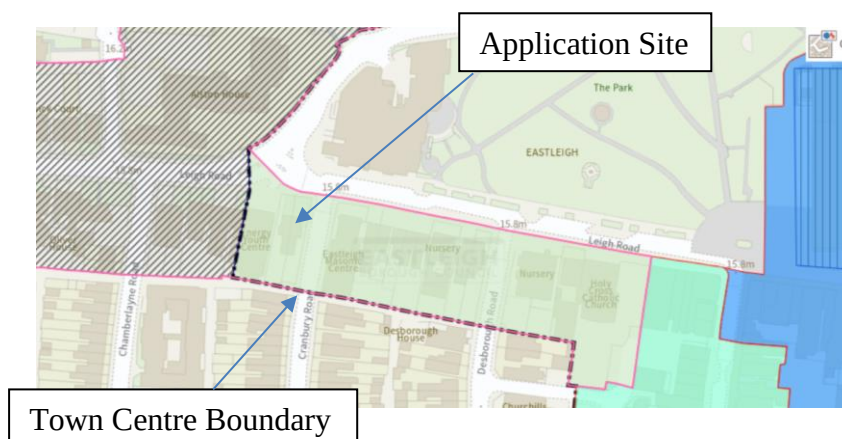
5.2 This objective is addressed in part by strategic policy S1:

Strategic policy S1, Delivering sustainable development

1. To be sustainable, new development in the Borough should:

- a. meet community needs without compromising the identity of the Borough or its individual settlements, or the ability of future generations to meet their own needs;
- b. enhance social equality by ensuring equal and easy access to a range of community facilities and services and by promoting the development of employment, education and skills training opportunities;

5.3 Table 1 in chapter 4 of the Plan identifies Eastleigh as the main town centre and service centre within the borough, and the most sustainable location for community -facilities.



5.4 The site is identified on the proposals Map as within the Town Centre Boundary, and more specifically as within the Urban Renaissance Quarter. As such the site is subject to Policies E3 and E4 (1d)

Policy E3, Eastleigh Town Centre

1. The Borough Council will support the regeneration of Eastleigh Town Centre as defined on the policies map. This will include:

a. strengthening the retail circuit through seeking:

i. development that strengthens the function of the town centre retail anchor to the north of Leigh Road; and

ii. the redevelopment of the block east of Upper Market Street, where a range of town centre uses will be acceptable including retail, financial and professional services, public sector services, cafes/restaurants, public houses, hotels, leisure uses, non-residential institutions such as galleries and exhibition halls on the ground and lower floors, with residential uses, including student accommodation, acceptable on upper floors

5.5 Policy E4 (1d) is more specific to the site and advises:-

Policy E4, Urban Renaissance Quarter, Eastleigh

1. Within the urban renaissance quarter as shown on the policies map, the Borough Council will encourage well-designed, people-intensive development that raises the quality of the main approaches to Eastleigh town centre, subject to the site specific policies and criteria set out below. Retail development will not be permitted except in the leisure and cultural zone on Leigh Road (see part d below).

d. Leisure and cultural zone, Leigh Road

The Borough Council will seek to strengthen the relationship between the Recreation Ground, The Point and the southern side of Leigh Road as defined on the policies map, by permitting the redevelopment and change of use of premises in this area for restaurants, cafes, community uses, cultural uses and retailing, provided that:

i. the design of any new buildings or external alterations is of high quality; and

ii. the new use is complementary to the cultural or recreational activities that are established at The Point or Recreation Ground.

6.0 Planning Appraisal

-The use of No 75

- 6.1 The recent use of No 75 has been as a 'clinic' (as permitted by F/07/60794) and the proposed use will be within the same use class. Hence planning permission would not normally be required, other than for the restriction imposed by condition 2.
- 6.2 Notwithstanding the similarity of the two uses, the strategic policies and objectives of the local plan clearly support better physical and mental health for residents of the borough, with Policy S1 supporting the provision of new community facilities. Facilities for young people, and especially those that assist with mental health and wellbeing issues, are also helpful in assisting with the education and eventual employment prospects of those young people.
- 6.3 As part of the Urban Renaissance Quarter of Eastleigh Policy E4 1d supports the provision of new community facilities in this area, and its proximity to the town centre makes it a suitable location for the provision of services which need to be available to a wide sector of the resident population, and especially young people. The site is accessible by public transport both for staff and for visiting clients, with the bus station less than a 3 minute walk (300m) and the train station just over a 4 minute walk (400-450m). The focus on services for young people is highly compatible with the adjacent use of the youth centre and with many of the activities provided at the Point.
- 6.4 Whilst the activities on site are unlikely to be a source of specific nuisance, the town centre location and situation between a youth centre and the masonic hall means that this is not a quiet location where any disturbance is likely to be a nuisance.
- 6.5 It is also pertinent that there is no reason that the use of No 75 should be limited as set out in condition 2, and not be available for a wider range of community services.

The fence proposed to No 77

- 6.6 The two properties are already substantially screened from Leigh Road by the existing hedge, but the gap in this hedge and low wall in front of part of No 77 means that there are views into No 77s garden area, which would limit its use for quiet relaxation and possible discussions (see photo 1 above). Hence it is proposed to enclose this gap with a fence 1.8m in height, as illustrated in Figure 2 above. The materials and construction of this will be similar to that shown in photo 2 below. Such fences are not uncommon in urban areas and will not be unattractive in this urban location.



Photo 2 – showing the style of fence proposed to fill the gap in front of No 77.