

DELEGATED OFFICER REPORT

Application Ref: F/26/101495

Site Address: MONKS BROOK, 19 HURSLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2FS

Case Officer: Rebecca Altman

Description: Installation of new external TV on goal post housing

Particular Site Constraints?	Yes ☒	No ☐
- Local centre - Locally listed building - TPO trees on site - Urban Edge - Adjacent to strategy footway/cycleway (Policy S12) - Airport safeguarding - Flood Zone 2 (southern part of site) - Surface water flood risk - Great crested newts amber zone (suitable habitat) - MOD safeguarding (for large metal structure or buildings over 45.7m)		

Planning History?	Yes ☒	No ☐
- F/22/93097 – New Timber pergola with roof tiles and new festoon lighting – permitted 18/11/2022 - A/13/71985 – Erection of free standing externally illuminated totem sign – consent 18/03/2013 - F/11/68594 – Replacement disabled access ramp and entrance steps – permission 23/03/2011 - F/07/60122 – Erection of external canopy – permission 10/07/2007 - A/05/55404 – Retention of non-illuminated banner sign – consent 13/12/2005 - A/08225/007/00 – Display of externally illuminated fascia signs fronting Hursley Road and Park Road – consent 22/05/2001 - Z/08225/006/00 – Single storey rear extension – permission 19/03/2001 - Z/08225/004/00 – Rear ground floor extension to form staff WC – permission 19/11/1987 - Z/08225/003/00 – Internal alterations and rear extension to kitchen – permission 27/04/1984 - Z/08225/002/00 – Alternations to existing public bar and construction of new public bar toilets – permission 12/07/1974		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	Two representations received, objecting on the following grounds: - Not appropriate opposite flats which are predominantly occupied by elderly residents; - No need for an additional television; - The existing TV to the rear of the pub causes noise and anti-social behaviour issues, which would be increased with another TV; - Current activities in the pub garden go beyond that allowed by it's licence; - Light pollution from the television, which would face towards neighbouring property windows.		
Parish Council:	No comments received.		

Tree Officer	No objection, subject to a condition to ensure no excavation within tree root protection areas.
Highway Authority	No objection. The TV will be positioned with its back to the highway, which would prevent distraction to motorists and would not impact visibility at the site entrance.
Environmental Health	No objection subject to conditions to restrict operation hours of the TV and to prevent audio output.

Site Visit:	Yes ☒	No ☐
Details: 17/06/2026 – photographs on file.		

Policy: National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u>: The most relevant policies are: DM1 (General criteria for new development), and DM8 (Pollution) and DM12 (Heritage).
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Assessment: Site and proposal The Monks Brook public house lies on the east side of Hursley Road, on the corner with Park Road. The building is two-storey and is locally listed, and there are protected trees on the site. There is a car park to the south of the building and a beer garden on the northern side. The site lies within the Urban Edge and within the Hursley Road Local Centre. Planning permission is sought for the installation of an external TV within the beer garden. The TV would be located on the west side of the beer garden, adjacent to the boundary with Hursley Road. It would measure 2.32m in width by 1.38m in height and would be mounted on 1.3m high goal posts. The total height of the structure from ground level to the top of the TV would be 2.69m. Principle of the proposal The proposed external TV would provide an enhancement to the facilities available at the public house and is considered acceptable in principle, subject to consideration of appearance and amenity impacts as assessed in this report. Visual appearance and impact on the locally listed building Policy DM1 of the Local Plan requires new development, amongst other matters, to not have an unacceptable impact on the character and appearance of urban areas. In addition, the pub building is locally listed, which means it is considered to be of local heritage interest. The impact on this heritage asset is therefore a material planning consideration in accordance with Policy DM12. Whilst the TV would be visible in relation to the main building, it would not be directly adjacent or attached to it. It is considered that the TV would be seen as part of the paraphernalia of the pub garden and would not adversely impact on the historic interest of the locally listed building. In terms of visual impact on the wider area, the TV would be in a visually prominent location adjacent to Hursley Road. However, due to its modest size
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in relation to the main public house, it is not considered that it would be visually dominant when viewed within the streetscene.

Amenity impacts

Policy DM8 of the Local Plan states that development will not be permitted if it would result in unacceptable amenity impacts, including those relating to noise and light pollution.

There are residential properties to the south and west of the public house and possibly some residential uses above commercial premises to the north. The impact on neighbouring residential amenity in relation to noise and light are therefore important considerations.

The Council's Environmental Health Officer has requested conditions to restrict the usage times of the TV to 9am – 10pm only, and to prevent audio output (image only). With these restrictions, having regard to the existing use as a pub garden, it is considered that the additional external TV would not harm the amenities of neighbouring residents in relation to noise disturbance.

In relation to light pollution, the TV would face into the pub garden and not towards the flats on the opposite side of Hursley Road. There is a neighbouring property to the east of the public house (No. 2B Park Road), which has a garden boundary shared with the pub garden. However, the proposed TV would be located approximately 27m from the garden boundary and at that distance it is not considered that it would result in an unacceptable impact on neighbouring amenity in terms of light pollution. The restricted operating times would also ensure that the TV would not operate late into the evening in summer months during darker hours.

Any matters relating to existing noise and disturbance from the pub garden would be reviewed and addressed under licencing and environmental health legislation.

Impact on trees

The Council's Tree Officer has also reviewed the application due to the presence of protected trees on the site. No objection has been raised subject to a condition to ensure no excavation takes place within the root protection area of existing trees.

Highway safety

The proposed TV would be located at the edge of the beer garden adjacent to Hursley Road. However, the screen would be faced towards the garden rather than the road and would not impact on visibility at the pub car park entrance. Whilst the Highway Authority originally requested a condition to ensure that the structure would not be in the visibility splay of the access, they have since confirmed that the location shown on the site plan is acceptable and outside of the visibility splay. No objection is therefore raised by the Highway Authority.

Flood risk

The Environment Agency's latest flood map shows that a part of the southern side of the site lies within Flood Zone 2 (medium flood risk), and a Flood Risk Assessment has been submitted with the application. The proposed TV would be located in the pub garden outside of the flood risk zone and is not considered to increase flood risk at the site or surrounding area.

Other matters

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.

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.

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 ☐
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1. The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - Location Plan 1:1250
 - Existing Site Plan ref. 003
 - Proposed Site Plan ref. 203 Rev. A
 - Stainless OPH Frame for Outdoor Screen ref. ASS—20064722
 - TV Technical Drawing – Unit: mm
 - Ernite Monitor Specification – MPN:0070-24186-HB3000

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The external television hereby permitted shall not be operated with any form of audio output or amplified sound. No external speakers, sound bars, public address systems, or other audio amplification equipment shall be installed or used in connection with the television at any time.

Reason: To safeguard the amenities of nearby residential occupiers and to prevent undue noise disturbance, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

4. The external television hereby permitted shall be switched off outside the hours of 09:00 to 22:00 Monday to Sunday.

Reason: To safeguard the amenities of nearby residential occupiers and to prevent undue noise disturbance, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

No excavation related work shall take place within the calculated Root Protection Area – defined as a distance of 12 times the diameter of the stem (as measured 1.5m above ground level) – of any tree with a stem greater than 75mm diameter (as measured at 1.5m above ground level).

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).