

DELEGATED OFFICER REPORT

Application Ref: F/23/96317

Site Address: BERRYWOOD BUSINESS VILLAGE, TOLLBAR WAY, HEDGE END

Case Officer: Rachael Morris

Description: Relocation of front entrance with associated ramp and stairs for access.
Installation of plant to the rear.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge		

Planning History?	Yes ☒	No ☐
- Z/35799/000/00 - Temporary Road for Construction Works to Proposed Office Unit 8 (To Be Retained For 9 Months) – Temporarily approve – Mar 1999 - Z/35799/001/00 - Construction of Hardstanding for Testing Area and Air Conditioning Plant Base – Permit – Jul 1999 - Z/19270/014/00 - Relief from Condition 19 Of Planning Permission 19270/6 To Lift Restriction of Hours of Use for Unit 7 – Permit – Sept 1999 - Z/40409/000/00 - Construction of First Floor Extension to Provide Additional Office Accommodation, With Additional Vehicle, Cycle and Motorcycle Parking and Bin Storage Area – Permit – Feb 2004 - F/09/64649 - Installation of 2no. air conditioning units on concrete plinth – Permit – Mar 2009 - F/09/65939 - Installation of 4no. air conditioning units on concrete plinth – Permit – Nov 2009		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		
Ecology:	I have reviewed the additional site photos and the aerial photos available on Google maps 3D satellite images. The roof areas appear to be in good condition with no slipped tiles or openings. None of the vegetation on site would be affected by these proposals, which only affect existing areas of hard standing. The louvres above the window on the rear elevation would be the only concern, but I don't see any areas which are broken or out of position so it is not likely that bats would be using this area. The existing equipment cabinets are on hard standing so great crested newts, grass snakes, stag beetles and hedgehogs are not likely to be using them for shelter. No vegetation will be impacted by these proposals. As a precaution, all site operatives must be made aware of the potential presence of these species. In the unlikely event that any protected species are found on site they should not be handled or disturbed but be allowed to move to a place of safety on their own. Any excavations or open pipes should be covered at night or fitted with a slanted rough board as a small animal escape ramp. Building materials must only be stored on hard standing and no fires can be lit on site.		
Environmental Health:	The installation of fixed plant, including a generator, has the potential to give rise to noise and other impacts, however information is not included on these matters. Whilst we do not object to the principle of the development, we would recommend that if it is approved that conditions are applied.		

Site Visit:	Yes ☒	No ☐
Details: 20/12/2023		

Policy:**National Planning Policy Framework
Planning Practice Guidance****Development Plan:**

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM2, DM8, DM11, DM13 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

The development is considered acceptable and complies with policies DM1, DM2, DM8, DM11, DM13 and DM14 from the 2016-2036 local plan, in that:

Principle

- The development is within the urban edge where the principle of development is acceptable.
- Policy DM8 states that development will not be permitted if it is likely to cause loss of amenity or impact on public health or other unacceptable environmental impacts through air pollution (including odours or particulate emissions); pollution of surface, underground, coastal waters or other watercourses; noise or vibration; light intrusion; and/or land contamination.

Design and layout

- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The design and layout respect the character and appearance of the locality.
- The proposed entrance relocation is appropriate to the building with the existing entrance being bricked up with existing brickwork to help retain the existing general appearance.
- The proposed plant/machinery flues are proposed to the rear where they will not be seen from the street scene. The front elevation remains unchanged.
- The proposed entrance incorporates a ramp at 1:10 ratio with landings and handrails which will help accessibility to those in a wheelchair or with a pushchair.

Pollution

- The proposed plant/machinery will replace existing plant/machinery already in place to the rear.
- Environmental Health have suggested conditions for appropriate information to be agreed prior to the siting of equipment due to a lack of information within this submission. With these conditions the proposal would accord with the provisions of policy DM8.

Other material considerations

- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.
- The proposed advertisement appears to be on plan as illuminated. This would require separate advertisement consent.

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 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 ...