

DELEGATED OFFICER REPORT

Application Ref: F/23/96537

Site Address: UNIT 2 AND 3 AND 5 AND 6, WELLINGTON PARK, HEDGE END, SOUTHAMPTON, SO30 2QU

Case Officer: Rachael Morris

Description: Erection of galvanised steel palisade fencing on South-West boundary.

Particular Site Constraints?	Yes ☒	No ☐
- Existing employment site - Urban edge		

Planning History?	Yes ☒	No ☐
- Z/29431/006/00 - Outline: Construction of Industrial and Warehouse Buildings (9096 Sq Metres) (Class B1(B), (C), B2 And B8) With Car/Lorry Parking and Landscaping with Access from Wellington Park – Grant Outline – Dec 1998 - Z/29431/001/00 - Erection of Class B1 Development – Grant Outline – May 1991 - Z/29431/008/00 - Reserved Matters Pursuant to Planning Permission 29431/6 For Construction of Industrial Warehouse Buildings B1(B), B1(C), B2 And B8 (8577 Square Metres) With Associated Car/Lorry Parking – Approve Reserved Matters – Nov 1999 - F/17/81376 - Installation of New Windows, Doors, Staircase and Compound for Refrigeration Units – Permit – Oct 2017 - F/23/95408 - Erection Of 2.5m High Galvanised Steel Palisade Fencing – Permit – Aug 2023		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None		
Parish Council:	No Objection		
Tree Officer:	Update (01/02/2024): I am happy to replace my conditional approval with an unconditional one. The photos show that no significant trees should be directly impacted. 10/01/2024: As with the similar application – F/23/95408 – the area contains a number of trees and, as a collective, they form a wooded feel to this area. Fencing can be installed with relatively little impact where trees are carefully considered. Therefore, we raise no arboricultural objection to the proposal, subject to a condition. As with the previous application, we are only after a simple method statement regarding the installation of the fence within the Root Protection Areas of trees. For example, it may include a guarantee to hand dig post holes, the lining of post holes so that concrete does not seep into the soil, etc. This should not be an onerous condition.		
Ecology:	The vegetation on site has potential to support nesting birds. There are records of bats, stag beetles and hedgehogs in the wider area. The fence must be permeable to hedgehogs, with at least 2 openings (13 x 13 cm) at the base along each elevation to allow free movement of small animals across the site. Biodiversity enhancement is required. This could include log piles for stag beetles or planting additional flowering plants to attract pollinators. All due care must be taken to avoid disturbing any vegetation which might contain nesting birds on the way into or out of the site and near the area where the fencing is proposed. Any active nests must be protected from disturbance by a 5 m buffer until after the chicks have fledged and left the nest.		

Hampshire Countryside Service:	No Comment.
Southern Water:	- The 90 mm diameter water main requires a clearance of 6 metres on either side of the water main to protect it from construction works and to allow for future maintenance access. - No excavation, mounding or tree planting should be carried out within 6 metres of the external edge of the public water main without consent from Southern Water. - No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public water main. - All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works.
SGN:	No Comment.
The Oil & Pipeline Agency:	No Comment.

Site Visit:	Yes ☒	No ☐
Details: 19/01/2024		

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 and S2; and Development Management policies DM1, DM11, DM14 and DM15. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.
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Assessment: The development is considered acceptable and complies with policies DM1, DM11, DM14 and DM15 from the 2016-2036 local plan, in that: <u>Principle</u> - The development is within the urban edge where the principle of development is acceptable. <u>Proposed fencing</u> - The proposal is to erect a palisade fence around the rear of the unit. The rear of the industrial units are currently bordered with low fencing which provides a gentle transition but limited security. The 2.4m high fence will keep out any trespassers from entering the property. There will be a no need to remove any trees. - While the change in boundary treatment will have an urbanising impact upon the site and is expected to be seen from the public realm, palisade fencing is often found within industrial areas and is seen within the locality. - The development would not be an overdevelopment of the site and leave parking standards unaffected. <u>Other material considerations</u>
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- The development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.
- There will be no adverse impact upon trees or other natural features.
- There are no likely significant impacts on the SPA.
- A biodiversity enhancement shall be conditioned in accordance with policy DM11.

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 ...