

DELEGATED OFFICER REPORT

Application Ref: F/23/96070

Site Address: VILLAGE HOTEL EASTLEIGH, BOURNEMOUTH ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3YJ

Case Officer: Rachael Morris

Description: Erection of an outdoor gymnasium unit with associated lighting columns and fencing

Particular Site Constraints?	Yes ☒	No ☐
• Adjacent to Tree Preservation Order(s) • Adjacent to SINC (Sites of Importance for Nature Conservation) • Adjacent to countryside • Within the urban edge		

Planning History?	Yes ☒	No ☐
• Z/04519/00E/00 - Erection of one detached dwelling with boarding kennel and cattery at southern end of land – Refuse – Jan 1976 • Z/04519/00F/00 - Residential development on land – Refuse – Jul 1976 • Z/04519/00G/00 - Construction of squash club on land – Refuse – Jun 1978 • F/18/82275 - Construction of a 6-storey hotel comprising 153 rooms including a bar, restaurant and cafe use, conference facilities, leisure club (gym and swimming pool) and a business hub with associated ancillary facilities. New access off Bournemouth Road, 241 parking spaces, 31 cycle spaces and landscaping including new tree planting – Permit – Nov 2018 • A/20/88843 - Display of 9no. internally illuminated fascia signs and 1no. internally illuminated totem sign – Advert joint decision – Nov 2020 • A/21/89800 - Application for advertisement consent for the display of non-illuminated pole mounted signs relating to ANPR camera system – Consent – Apr 2021		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None		
Parish Council:	No Comment		
Ecology:	<u>14/02/2024</u> I have reviewed the amended documents. The proposal is for land drains designed and installed by a specialist under the astro turf, and the drainage will connect to the existing on-site attenuation system via a new catchpit, pipe and headwall. This is acceptable, however additional drainage information must be provided to ensure that the existing system has the capacity to accept this additional volume, and that no surface water pollution would result from the astroturf/land drain system, or if so, mitigation will be provided. The details of the land drains, any drainage maintenance required, additional surface water volume expected, and pollution mitigation using the simple index approach can be conditioned. <u>24/01/2024</u> The updated lighting plan by Design Lighting Solutions (16 January 2024) demonstrates that the woodlands surrounding the site will remain dark. The use of asymmetric floodlights and moving the enclosure further to the west ensure that the SINC boundary will not be affected by light spill from this proposal. I have no further concerns about the lighting plan. Surface water drainage is now the only outstanding issue.		
Environmental Health:	We have no objections to the proposal but would recommend that a condition is applied to ensure that the lighting utilised complies with current good practice.		

Tree Officer:	The gym is positioned outside RPAs, so I do not have an issue with this from that perspective. However, my understanding is that this area was an ecological buffer and/or an area that was due to be planted to compensate for the huge loss of trees alongside Bournemouth Road (where they had to widen the road to accommodate the right-hand turning lane).
SGN:	This planning application has no impact on our high-pressure gas pipeline and therefore SGN holds no objection.

Site Visit:	Yes ☒	No ☐
Details: 27/10/2023		

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, DM2, DM6, DM8, DM11 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, DM6, DM8, DM11 and DM14 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. • Although the proposed outdoor gym lies adjacent to the countryside and so its potential impact must be considered, the site itself is within the urban edge and so is not assessed against countryside policy. In addition, due to the location adjacent to SINC, this must also be considered. • Policy DM8 considers the impact that light pollution could have on amenities. This is to be jointly assessed also in terms of lighting impact on nearby habitats, as supported in policy DM11, and its character leading to the countryside. <u>Design and layout</u> • The proposed outdoor gym unit has a modest appearance, designed with a black appearance that will help the unit match the character of the site with the on-site hotel which is also mostly a dark colour. In addition, the dark appearance will help to reduce prominence in its location set amongst the landscape. • The unit measures approx. 2.6m tall and is 6.1m X 2.4m in footprint. This would not create an overbearing addition to the area of grassland. • The unit would be surrounded by a mesh fence approx. 2.6m high. This would fit with the locality where other features are already seen such as parking restriction poles and the proposed mesh will not create an obtrusive opaque feature as this will still allow for views through. • The proposed outdoor gym unit has been amended through the planning application process to move it further towards the road, which although will make it slightly more noticeable from the street scene, this is not considered to be to a detrimental degree and would result in an acceptable environment for the surrounding woodland and SINC.
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- The proposal includes 4.no floodlights in each corner of the enclosed fencing, measuring approx. 5.8m tall. The provided lighting report shows that the surrounding woodland area will be left dark and not adversely impacted by the proposed lighting. Although floodlighting is not supported in the countryside under DM34, this application site is only adjacent to countryside and has demonstrated that light will not spill over to the surrounding area.
- Original approved plan 'Proposed Hard & Soft Landscape General Arrangements' (ref 1498-01 Rev H) under permission F/18/82275 show the area designated as 'existing meadow grassland' with no specific allocation of any proposed planting as such this proposal does not conflict with this plan.

Ecology

- Freespace Hicknor Hill SINC is located adjacent to the eastern boundary of the site and is designated 6A (sites which support one or more notable species) and 6B (sites which regularly support a significant population of a species which has a restricted distribution or has substantially declined in population or range). These species are common lizard *Zootoca vivipara*, slow worm *Anguis fragilis*, adder *Vipera berus* and hazel dormouse *Muscardinus avellanarius*.
- A minimum of 20 m must be maintained as a SINC buffer, measured from the canopy edge and free of all built structures. The woodland area to the south of the site is continuous with the SINC. This is Cox's Rough, lowland mixed deciduous woodland priority habitat, and may also be suitable for dormice. A 20 m buffer from this woodland edge would also be required.
- Dormice are nocturnal animals and any lighting and noise in this area would disturb this protected species.
- The proposed lighting has been demonstrated to not create unacceptable harm to the surrounding SINC and woodland and has received a no objection from the ecology team.

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.

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 ...		