

DELEGATED OFFICER REPORT

Application Ref: F/23/96628

Site Address: ST LUKES PHARMACY, GOODLANDS HOUSE, ST LUKES CLOSE,
HEDGE END, SO30 2US

Case Officer: Claire Campbell-Best

Description: Installation of a Medpoint prescription collection machine into the existing
pharmacy window with associated vinyl wrap

Particular Site Constraints	Yes ☐	No ☒
Within the Urban Edge		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
F/13/72061	New entrance door and replacement of door with window on front elevation (amended description)	Permit – 22/03/2013
A/13/72058	Display of 2no. externally illuminated fascia signs and 1no. internally illuminated projecting cross	Consent to the Advert Display – 22/03/2013
F/12/70653	Change of use of ground floor from B1 (office to A1 (retail) and alteration to entrance	Permit – 04/09/2012
Z/29293/036	Elevational alterations to shop and office units permitted under reference 29293/029, sub division of shop unit 5 into two shop units and minor amendments to scheme	Permit – 29/05/1992
Z/29293/029	Construction of 5 single storey shop units and 1 two storey office	Permit – 15/01/1992

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None received		
Hedge End Town Council:	No objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 06/02/2024		

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, DM2, DM11, DM14, DM21, DM22 and DM36. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Hedge End, West End and Botley Character Area Appraisals.

Assessment:

Site and Surroundings

The application site comprises a pharmacy contained within a two storey building which forms part of a local shopping parade serving the residential areas nearby. The shopping parade has brown brickwork, frames and roof tiles with a white rendered two storey element about columned entrance. There is a service yard to the rear and customer parking to the front. There is a community doctor's surgery and church adjacent to the site.

Proposal

The development is considered acceptable and complies with policies DM1, DM11, DM14, DM21, DM22 and DM36 from the 2016-2036 local plan, in that:

Principle

- The development is within the urban edge where the principle of development is acceptable.

Design and Layout

- The design of the medication collection point with associated vinyl is suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- 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.
- The design and layout respects the character and appearance of the locality.
- The proposal still retains an active frontage which is important for a neighbourhood parade. The proposed medical collection point and associated vinyl would suit the pharmacy and is not imposing to the street scene.
- While a small area of shop floor is lost, this is not to a detrimental extent.
- It is considered the vinyl wrap advertisement benefits from deemed consent as they would be no larger than 0.1 square meters and as such is excluded from direct control. Nonetheless, they do not represent a proliferation of signs, will not pose a distraction to users of the highway, and will not create a safety risk.

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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐