

DELEGATED OFFICER REPORT

Application Ref: F/24/97063

Site Address: UNIT L8, THE SWAN CENTRE, EASTLEIGH, SO50 5SF

Case Officer: Rachael Morris

Description: External alterations to existing window including access hatch to front elevation.

Particular Site Constraints?	Yes ☒	No ☐
• Eastleigh Town, District and Local Centres and Neighbourhood Parades • Eastleigh town centre boundary • Core Leisure Centre • Within the urban edge		

Planning History?	Yes ☒	No ☐
• Z/19788/002/00 - Erection of extension to shops at 1st floor level comprising mainly storage and staff accommodation – Permit – Oct 1980 • Z/19788/001/00 - Floor layout of covered shopping centre – Permit – Oct 1980 • Z/19788/003/00 - erection of a covered shopping centre with rooftop car park – Grant outline – Apr 1982 • A/28398/000/00 - Erection of poster hoarding display – Consent – Sept 1985 • Z/19788/004/00 - Erection of Enclosed Shopping Complex with Ground Floor Shops, First Floor Storage and Deliveries and Parking at Ground and Roof Level Together with Alterations to Existing Tesco Store – Permit – May 1986 • Z/19788/006/00 - Erection of Enclosed Shopping Complex with Ground Floor – Permit – Dec 1986 • Z/19788/010/00 - Installation of Continuous Louvres at Roof Car Park Level on West Side – Permit – Jul 1991 • Z/35002/000/00 - Construction of Multiplex Cinema with Escape Corridors and Alterations to Existing Car Park and Change of Use of Existing First Floor Retail Unit (Msu 3) To Use Class A3 (Food and Drink) – Permit – May 1999 • F/05/54053 - Construction of multi storey leisure complex to incorporate existing ground floor car park, 9 screen cinema, bowling alley, 71 bed hotel, health club and various other A3/A4 uses (restaurant & cafes/pubs & bars) – Permit – Jul 2005 • F/06/56993 - Amendment to planning permission F/05/54053 dated 6th July 2005 (construction of multi storey leisure complex to incorporate existing ground floor car park, 9 screen cinema, bowling alley, 71 bed hotel, health club, and various other A3/A4 uses (restaurants, cafes and pubs/bars)) to substitute hotel use and health club use for further A3 (restaurants/cafes), A4 (pubs/bars) and D2 uses (family leisure venue) and associated elevational alterations. – Permit – Jun 2006 • A/07/61885 - Erection of 3 internally illuminated signs to cinema unit – Consent – Feb 2008 • A/08/63737 - Erection of internally illuminated box sign – Consent – Oct 2008 • A/08/63707 - Erection of 3 internally illuminated signs to new cinema unit – Consent – Oct 2008 • A/08/63955 - Display of 2no. non-illuminated signs – Consent – Dec 2008 • A/09/64763 - Display of 5no. Internally illuminated fascia signs – Consent – Apr 2009 • A/09/64765 - Display of 3no. internally illuminated and non-illuminated fascia signs – Consent – Apr 2009 • A/12/70179 - Display of 2No. Internally illuminated fascia signs – Consent – Feb 2012 • A/13/72260 - Display of 1no. non-illuminated fascia sign – Consent – May 2013 • A/13/73688 - Display of 7no. non-illuminated fascia signs and 6no. non-illuminated hanging signs – Consent – Feb 2014		

- A/14/75659 - Display of 3no. Internally illuminated fascia signs – Consent – Feb 2015
- A/15/75865 - Display of 3no. Illuminated fascia's, 1no. Illuminated hanging sign and window decals – Consent – Apr 2015
- F/15/75813 - Alteration to shopfront – Permit – Apr 2015
- F/19/86828 - Change of use from restaurant (Class A3) to health clinic (Class D1) – Permit – Jan 2020

Publicity:	Letters ☒ Site Notice ☒ Newspaper ☐
Representations:	None
Parish Council:	No Objection
Southampton Airport:	The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. We, therefore, have no objection to this proposal.

Site Visit:	Yes ☒ No ☐
Details: 11/04/2024	

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, DM11 DM14 and E3.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

The development is considered acceptable and complies with policies DM1, DM11 DM14 and E3 from the 2016-2036 local plan, in that:

Principle

- The development is within the urban edge where the principle of development is acceptable.
- Policy E3 states that council will support the regeneration of Eastleigh town centre. This will include:
 - a) strengthening the retail circuit through seeking: development that strengthens the function of the town centre retail anchor to the north of Leigh Road; and the redevelopment of the block east of Upper Market Street, where a range of town centre uses will be acceptable including retail, financial and professional services, public sector services, cafes/restaurants, public houses, hotels, leisure uses, non-residential institutions such as galleries and exhibition halls on the ground and lower floors, with residential uses, including student accommodation, acceptable on upper floors.
 - b) promoting well designed, high density mixed-use development that delivers schemes suitable for modern retailing and other town centre uses.
 - c) within the core, leisure, primary and secondary shopping zones as defined on the policies map, a change of use or development will also need to meet policy DM22.
- The proposal is to an existing Nando's restaurant located within the Swan Shopping Centre. The surrounding area is predominately commercial and retail in nature, inclusive of other restaurants and cafes, as well as leisure uses, such as the cinema and bowling alley.

Design and layout

- The proposed hatch will sit to the left-hand side of the existing entrance door and would measure approx. 900mm x 720mm. Moreover, there is a proposed mosaic tile inset into the existing entranceway.
- Overall, the proposals are minor in nature and would not create a detriment to the existing frontage.
- The proposal would not be un-characteristic for the surrounding area which is within the town centre. Policy E3 supports modern retailing and development that strengthens the function of the town centre. The hatch would facilitate day to day operations for the collection of takeaway orders by third party collection services, such as Deliveroo, which occurs anyway and as such does not encourage the service but enables smoother operation.

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 ...