

DELEGATED OFFICER REPORT

Application Ref: F/24/97023

Site Address: WOODSIDE PARK, WOODSIDE ROAD, EASTLEIGH

Case Officer: Rachael Morris

Description: Relocation of existing cycle shed and addition of hard landscaping (total area of proposed development 145sqm)

Particular Site Constraints?	Yes ☒	No ☐
- Existing employment sites - Within the urban edge		

Planning History?	Yes ☒	No ☐
- Z/13539/003/0A - Erection of warehouse and covered way – Permit – Jul 1974 - Z/06616/00D/00 - Retention of existing warehouse – Permit – Jan 1975 - Z/13539/007/00 - Single Storey Office Extension – Permit – Sept 1994 - Z/13539/008/00 - Erection Of 2.4-Metre-High Steel Palisade Fencing Along Frontages to Woodside Avenue and Road – Permit – Nov 1995 - Z/13539/009/00 - Single Storey Side Extension Fronting Woodside Avenue – Permit – Dec 1999 - Z/15015/004/00 - Erection of Loading Canopy – Permit – May 2002 - F/14/74052 - Extension to Unit G, following demolition of Unit H and part Unit J – Permit – May 2014 - U/15/75754 - Application for a Lawful Development Certificate of: Existing use of the buildings for B8 storage – Certificate Issued – Mar 2015 - F/21/91183 - Erection of a building for flexible industrial use (Use Classes B2 and B8) and erection of a building for builders' merchant and external storage, including storage, distribution and ancillary trade counter (Sui Generis Use) – Permit - Feb 2022 - X/23/94844 - Variation to condition 27 (hours of operation) of planning permission F/21/91183 for erection of a building for flexible industrial use (Use Classes B2 and B8) and erection of a building for builders' merchant and external storage, including storage, distribution and ancillary trade counter (Sui Generis Use) – Permit – Jul 2023 - A/23/95448 - Illuminated and non-illuminated fascia signs. Totem sign with top section illuminated only. (Retrospective application) – Consent – Sept 2023 - X/23/95488 - Variation of Conditions 1, 15, 16, 17, 18, 19, 21, 22, 28 and 29 of F/21/91183 for the Erection of a building for flexible industrial use (Use Classes B2 and B8) and erection of a building for builders' merchant and external storage, including storage, distribution and ancillary trade counter (Sui Generis Use) – Permit – Oct 2023		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comment		
Ecology:	<u>08/04/2024:</u> I reviewed the amended plan and am satisfied that the changes have now addressed my previous concerns. <u>02/04/2024:</u> I have reviewed the additional landscaping photos and the amended proposed hard landscaping plan. The addition of species rich lawn mixture is appropriate as a biodiversity enhancement as long as the mowing regime allows the flowering species to flower and set seed before being cut. An informational sign could be used to explain to customers why this might look "untidy" but is being done to benefit pollinating insects and seed eating birds. The addition of raised beds planted with flowering plants to attract		

	pollinators is very welcome. I have provided some advice about species to use as an alternative to box and to supplement Echinacea. Rosemary, (on RHS website Salvia rosmarinus, other websites Rosmarina officinalis), is an easy to care for plant with a long flowering season and shrubby evergreen foliage. Mine is flowering prolifically now and with proper pruning will flower again in autumn. Echinacea purpurea is a perennial which will flower in late summer and autumn but the leaves die back in winter so will leave an empty spot in the raised bed. Box Buxus sempervirens is not doing very well in the UK right now, with box blight causing plant failures (Box: problems / RHS Gardening). Alternatives to box recommended by the RHS include varieties of Wilson's honeysuckle Lonicera nitida, which can also be clipped into shapes (Graham Rice's new plants blog: Excellent new alternatives to box / RHS Gardening) and will flower if pruned at the right times. There are different species of heather which can provide a long flowering season. Flowering currant, hebe, lavender, and salvia are all easy to care for and provide reliable flowers. Spring and autumn flowering bulbs could also be added to these raised beds to make them an attractive feature for pollinators and customers. The other landscaped areas in the photos supplied could be enhanced with wildflower plug plants or additional flowering shrubs.
Landscape:	No Comment

Site Visit:	Yes ☒	No ☐
Details: 12/04/2024		

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. • The site area was included in planning application F/21/91183 and discharged under DC/22/93706 as an area of landscaping. <u>Design and layout</u> • Although the proposed area was originally included within the wider landscaping of the site redevelopment, the proposed additional hard landscaping and bicycle shed relocation does not undermine this to a detrimental degree. • The proposal includes additions of biodiversity within the proposed planters that has ecology support and as such accords with policy DM11 that requires a
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biodiversity enhancement. Moreover, the scheme is still able to retain some of the plants/species previously agreed under DC/22/93706. These will be placed to the north of the bicycle shed and adjacent to the proposed hard landscaping. This will soften the appearance from the public realm.

- Overall, the area will accord with the setting that is a builder's merchants and will enable the proprietor to demonstrate the materials for sale within the business. This is seen to the site opposite at 'Miles Stone' that does a similar display for their products.
- It is not considered that the proposal detracts the principles of the previous landscaping scheme and will result in an attractive frontage for the business for the public to view.

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 Environment 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 ☐
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Comments ...
