

DELEGATED OFFICER REPORT:**Application Ref:** F/24/97087**Site Address:** UNIT 1, TRAFALGAR CLOSE, CHANDLER'S FORD, EASTLEIGH,
SO53 4BW**Case Officer:** Clare Martin**Description:** Partial change of use of ground floor to a cafe and 2no. meeting rooms
(for customers of business at the site).

Particular Site Constraints?	Yes ☒	No ☐
• Within urban edge • Within existing employment site		

Planning History?	Yes ☒	No ☐
• Z/17214 - Erection of industrial building including office accommodation – Permitted (October 1976) • F/12/91334 - Two storey front extension and partial change of use of first floor showroom to provide coffee shop and meeting space – Permitted (November 2012)		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None		
Environmental Health:	No objection The site is located within a commercial/ industrial area. The proposal includes the creation of a café shop with 2 meeting rooms, which will be accessed using the existing entrances. The proposed opening times are 9am to 3pm (for the café) and 9am to 4pm (for the meeting rooms). The proposed food to be served at the café is indicated to be hot drinks, warm food as toasties, sausage rolls, pasties, etc, which suggests that an extraction system is not required. In terms of waste, it is not clear how waste will be managed (i.e. where waste will be stored, frequency of collection, etc)?		
Transport Officer (HCC):	No objection Whilst there may be some additional trip generation to the site as a result of the proposals, it would be anticipated that meeting rooms would be relatively low level trip generators. In regard to the cafe, whilst this may attract users from the surrounding area (anticipated to be for existing customers of Hayward office services and 'potential' customers of Haywards office services - which essentially encompasses anyone) it would be anticipated that most of these trips would be pass by, linked or diverted trips (there are several other food / cafe options on the industrial estate in the local vicinity) rather than new users specifically coming to utilise the cafe. In terms of parking, the quantum of parking has not been assessed as this is a function of EBC as Local Parking Authority, however it is noted that extensive parking restrictions (double yellow lines) are in		

	place in the local vicinity. As such, obstructive off site parking would be unlikely to occur as a result of the proposals. The layout of the car park has been assessed, and is acceptable with adequately sized parking bays, and aisle widths suitable for the turning of vehicles to allow for forward gear access and egress onto School Lane. It would however be suggested that the Case Officer requests a suitable provision of cycle parking to enable and encourage additional sustainable modes to travel to the site.
Parish Council:	No response

Site Visit:	Yes ☒	No ☐
Details: Carried out April 2024		

Pre-commencement Conditions:	Yes ☐	No ☒
Details:		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>

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 & DM15. Supplementary Planning Documents: None

Proposal:
The proposal is to use part of the existing building as a café and 2no. meeting rooms to be available to Haywoods customers rather than open to the public. The café will be open from 9AM to 3PM Monday to Friday serving coffee/ teas and some warm foods (like toasties, sausage rolls and pasties etc). The meeting rooms will be open from 9AM to 4PM. The facilities are relatively small scale with 2no. part time jobs associated with the café and additional job(s) looking after the meeting rooms. Both the café and meeting rooms will be accessed via the existing entrances and use the existing car parking facilities.

Assessment:
Principle The site is within the urban edge where the principle of development is acceptable. The site is also within an existing employment area which should be predominantly retained for

B2 (general industry), B8 (storage and distribution) & Eg (office, research and development or industrial processes) uses.

While the café does not fall within these use classes, it is relatively small scale and will be for Haywards customers only, so have a connection with the existing business. The primary use of the premise will continue to be the design and supply of office equipment and as such will not have an impact on the employment base of the existing employment area.

Highways and Parking

It is anticipated that the use of meeting rooms will result in a relatively low number of additional vehicular trips and the use of the café is likely to be as part of a linked trip for customers already using the site, rather than generating lots of new customers specifically coming to use the café.

Car parking is provided at the front of the premise and the proposal is unlikely to result in the need for more car parking spaces. Extensive parking restrictions (double yellow lines) are in place in the local vicinity and so the proposal is unlikely to result in on road car parking obstructing the highway. No objection has been raised by the Transport Officer and a condition will be used to ensure cycle parking is in place before the development is brought into use.

Other Considerations

- The proposal will not alter the external appearance of the building.
- The cafe does not require an extraction system, and the site is within a busy industrial area away from residential properties.
- The proposal will not have an adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.
- No response has been provided by the agent regarding food waste (as requested by the Environmental Health Officer). However, this issue does not need to be assessed under the planning application as it would be dealt with under food licencing requirements.

Equalities Act:

Section 149 of the Equalities Act 2010 created the public sector equality duty.

Section 149 (1) 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.

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 emerging 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 emerging plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Emerging 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 Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Saved, Policies S1, DM2 and DM3 of the Adopted 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.

Conclusion:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...