

# DELEGATED OFFICER REPORT

**Application Ref:** F/24/97282

**Site Address:** TELECOMMUNICATIONS MAST, SCHOOL LANE, CHANDLER'S FORD

**Case Officer:** Rachael Morris

**Description:** Erection of security fencing and gates to surround existing equipment (generator, fuel tank and transformer) and associated fencing alterations.

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|------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Particular Site Constraints?</b>                                                                        | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"> <li>Existing employment sites</li> <li>Within the urban edge</li> </ul> |                                                |                                    |

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| <b>Planning History?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"> <li>Z/08035/004/00 - Erection of Two Storage Buildings – Permit – Jul 1989</li> <li>Z/08035/005/00 - Erection Of 2no.Industrial/Warehouse Units Following Demolition of Existing – Permit – Nov 1994</li> <li>A/35814/000/00 - Display of Non-Illuminated Free-Standing Sign (Overall Height 3.085 Metres) – Consent to advert display – Apr 1999</li> <li>Z/36016/000/00 - Alterations to Existing Building to Allow Use as Telephone Exchange and Erection of Plant and Fencing – Permit – Jun 1999</li> <li>Z/36016/001/00 - Erection Of 2 No. Pole Mounted Security Cameras (6m High) And 2 No. Wall Mounted Security Cameras – Permit – Oct 1999</li> <li>Z/36016/003/00 - Prior Notification of Intent to Erect 1 No. 0.3m Diameter Dish Antenna at a Height Of 14m, On Rear Elevation of Building – Raise no objection to – Jan 2000</li> <li>Z/36016/002/00 - Alterations to Existing Building to Allow Use as Telecom, Data and Computer Exchange and Erection of Plant – Permit – Mar 2000</li> <li>F/07/60131 - Extension of current telecommunications mast by 3.5 metres to 18.5 metres with the addition of further antenna, 2 dishes with associated ground-based equipment and cabinets – Permit – Jul 2007</li> <li>PN/23/95077 - Installation of 630.no photovoltaic panels (500W each/315 kWp across the roof) on pitched roof – Prior Approval Granted – Jun 2023</li> </ul> |                                                |                                    |

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| <b>Publicity:</b> | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:  | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                             |                                           |
| Parish Council:   | No Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                             |                                           |
| Ecology:          | <p><u>21/05/2024:</u> The proposed biodiversity enhancement of 3 Sparrow Towers (3 pairs of sparrows per tower) mounted under the eaves on the northern elevation of the adjacent building is appropriate. I have no further ecology concerns.</p> <p><u>17/05/2024:</u> This application is to replace existing fencing with more secure fencing in the same locations. The site is within a green impact zone for great crested newts, and there are records of bats and nesting swifts nearby but there is no suitable habitat for these species on site. No ecological impact from these works is anticipated. Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF paragraph 180.</p> |                                             |                                           |

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|---------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>  | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 17/05/2024 |                                                |                                    |

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| <b>Policy:</b> |
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## **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 DM15.

### **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 DM15 from the 2016-2036 local plan, in that:

#### Principle and setting

- The development is within the urban edge where the principle of development is acceptable.
- The site is to the rear of an industrial building where there is existing palisade fencing, telecoms mast, generator, fuel tank and transformer. The area is largely laid to concrete which is functional in nature.

#### Design and layout

- The existing generator, fuel tank and transformer are proposed to be enclosed by galvanised steel flat razor wire and 3m high security rated welded mesh fencing/gate with razor wire topper. In addition, the existing palisade fencing is to be extended to close existing unused pedestrian gates along the west side. Along the north side between the building and existing fencing, a 2.4m high galvanised palisade fence/gate with anti-climb profile topper to match existing which will allow for emergency escape. In addition, a roller shutter door is proposed to replace the existing on the building.
- The proposals are set within an existing employment site where industrial buildings with palisade fencing are seen throughout the locality. Although utilitarian in nature, the proposed fencing and roller shutter doors would not harm the existing character.
- The site, due to its nature, needs high security and is located within an industrial estate so as such it is considered acceptable to introduce more fencing despite some level of proliferation.

#### Other material considerations

- The proposal includes the introduction of 3 No. eco sparrow tower bird boxes under the eaves which is a suitable biodiversity enhancement, supported by the council's ecologist, and as such is in accordance with policy DM11.
- The application would be exempt from providing 10% Biodiversity Net Gain (BNG) on the De Minimis exemption because it is not adding floorspace, does not impact a priority habitat and impacts less than 25 square metres (e.g. 5m x 5m) of non-priority onsite habitat (such as modified grassland) or 5m for non-priority onsite linear habitats (such as native hedgerows).
- 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 ...