

DELEGATED OFFICER REPORT

Application Ref: F/24/97452

Site Address: SAINSBURY'S SUPERMARKET, LEIGH ROAD, EASTLEIGH, SO50 9FH

Case Officer: Rachael Morris

Description: Installation of 3.no air source heat pumps and 1.no air condenser with associated fencing on the roof of existing store following removal of existing plant.

Particular Site Constraints?	Yes ☒	No ☐
• Eastleigh Town, District and Local Centres and Neighbourhood Parades • Northern Retail Anchor • Primary Shopping Zone • Eastleigh town centre boundary • Within the urban edge		

Planning History?	Yes ☒	No ☐
• Z/24076/000/00 - Erection of shops, public library, public house, restaurant discotheque, public toilets and constructions of car park and 'bus station with ancillary offices on land – Permit – Jan 1980 • Z/24076/001/00 - the erection of supermarket, restaurant bus station with car parking and ancillary offices – Permit – Sept 1981 • Z/24076/002/00 - extension to previous permission for Supermarket, Restaurant, Bus Station and Car Park – Permit – Jul 1982 • A/24076/003/00 - Erection of various non-illuminated and illuminated box, freestanding, canopy and suspended signs – Consent – Apr 1984 • A/24076/007/00 - Display of Two Illuminated Wall Signs – Consent – Nov 1985 • Z/24076/011/00 - Installation of Roller Shutters And Iron Grilles On Romsey Road Frontage Of Multi Storey Car Park – Permit – Jan 1991 • A/24076/012/00 - Display of Free-Standing Illuminated Sign in Romsey Road Car Park – Refuse – Jun 1991 • Z/24076/004/00 - Erection Of 1.8 Metre Diameter Antenna on Roof – Permit – Nov 1994 • A/05/55131 - Display of 5No. Internally illuminated building signs, 2No. Non illuminated wall signs and 1No. Internally illuminated totem car park sign (5M high) and associated car park signs – Consent – Oct 2005 • F/05/55272 - Erection of 2No. covered trolley bays – Permit – Nov 2005 • F/05/55298 - Installation of 2 number refrigeration condenser units – Permit – Nov 2005 • A/11/68967 - Display of 1No. Internally illuminated wall mounted advertising unit – Consent – Jun 2011 • A/16/79347 - Display of 2no. illuminated fascia signs & 1no. vinyl window sign – Consent – Nov 2016		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		
Ecology:	I have reviewed the amended proposed site plan, proposed roof plan, and proposed elevations. The addition of a bat box and a mesh cage for the plant are appropriate. The bat box should be located in the darkest area that would be exposed to the sun for part of the day. The indicative position of the proposed bat box appears to be an appropriate location unless there is a streetlamp or security light illuminating it. It should be checked to see whether any car head lights		

	from cars using the 8 additional car parking spaces to be created when the existing condensers are removed would illuminate this position.
Environmental health – noise:	I think it unlikely that the proposal would impact upon amenity in a significant way by virtue of the proposed location and mix of nearby uses. The clarification and acoustic report submitted are satisfactory. I don't anticipate any significant impact upon amenity and so have no comment to make.
Environmental health – air quality:	It is not anticipated that the installation of the air-source heat pumps contributes significantly to the production of air pollutants such as NO2. The site is not located within our declared Air Quality Management Area. Based on these considerations, we have no objections on the proposed installation of the air-source heat pumps in the roof of Sainsbury's Supermarket.
Environmental health – land contamination:	No ground disturbance is anticipated. Therefore, the risk of contaminated land is negligible.
Southampton Airport:	The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. No objection to this proposal.

Site Visit:	Yes ☒	No ☐
Details: 20/06/2024		

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 E3, DM1, DM8, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
The development is considered acceptable and complies with policies DM1, DM11 and DM14 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. • Policy E3 promotes Eastleigh Town Centre through strengthening the retail circuit and promoting well designed, high density mixed-use development. <u>Design and layout</u> • The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. • The proposed plant is located on the roof in the place of existing car parking spaces. However, the plant to be replaced will in turn free up parking spaces and as such the expected impact on parking to the roof of the car park is unaffected. The removal of plant and provision of the replacement car parking spaces will be conditioned.

- The design and layout respects the character and appearance of the locality.
- The proposed plant will be seen from the street scene peering over the existing parapet but not to a dominating extent. In addition, this would not appear out of character to the utilitarian appearance of the Sainsbury's site and associated bus station.

Noise

- Policy DM8 requires that development will not be permitted if it is likely to cause loss of amenity or impact on public health or other unacceptable environmental impacts through air pollution; pollution of surface, underground, coastal waters or other watercourses; noise or vibration; light intrusion; or land contamination.
- A Plant Noise Impact Assessment supported the application which has been agreed with our environmental health team.

Ecology

- The proposed biodiversity enhancement, as shown on the roof plan of a bat box, indicatively on the southern elevation, as recommended by the ecologist. There is some concern regarding existing security lighting and car headlights using the car park but in a town centre, this is hard to avoid. Nonetheless, the car park is not open 24/7 and as such there are periods through the evening/night when bats could be undisturbed by movement and headlights.
- The application is not subject to the requirement to provide 10% Biodiversity Net Gain (BNG) as the de minimus exemption applies.
- The provided bat box provides the required biodiversity enhancement to accord with policy DM11 from the Eastleigh Local Plan (2016-2036).

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 ...		