

DELEGATED OFFICER REPORT:**Application Ref:** F/24/97432**Site Address:** BARTON PEVERIL COLLEGE, CHESTNUT AVENUE, EASTLEIGH,
SO50 5ZA**Case Officer:** Clare Martin**Description:** Removal of the steel frame and corrugated metal canopies on the north, east and west elevations of the Hampshire Building and installation of white aluminium box guttering and downpipes

Particular Site Constraints?	Yes ☐	No ☒
Details:		

Planning History?	Yes ☒	No ☒
While the site has had many planning applications, only one is directly relevant to the current proposal. Planning application F/11/68414 permitted the the addition of cladding and alterations to windows on Mountbatten building and part of the Hampshire building in March 2011.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>1 Comment Letter (34 Cedar Road)</u> I do not object to work being done, however I strongly object to it being completed during the summer holidays. My property backs onto this building. For the past 4 years I have not been able to enjoy my garden in the summer due to the continuous noise from building projects at the college. This is a small project and I request it is completed during either term time or the autumn/Christmas holidays. We are in our 70s and do not have many summers left to enjoy summers in our garden.!! <u>Local Planning Authority Response</u> While we understand that the alteration works will likely cause some disturbance to the adjoining houses, there is no planning justification to restrict the timing of the building works to outside of school holidays and such a restrictive condition would not pass the six conditions tests.		
Ecology Officer:	<u>Protected Species</u> - It is not likely that any protected species will be affected by this proposal, however there are nearby records of bats, slow worms, and hedgehogs. - Please put the bat informative on the decision notice. - If hedgehogs or slow worms are found on site they must not be handled but be allowed to move to a place of safety on their own. <u>Biodiversity Net Gain</u> The site area is listed as 1060 sq m on the application form, however this applies to the whole building not the smaller areas of framing and canopy affected by this proposal. The de minimus exemption from providing 10% Biodiversity Net Gain applies to this site, as the development is for external alterations to the elevation of the building. However, there is a requirement to provide some biodiversity net gain in accord with Local Plan policy DM 11 and NPPF paragraph 180. Bat		

	boxes, swift nest boxes or a sparrow terrace can be installed elsewhere on the building to meet this requirement. The consultation response goes onto provide further advice on biodiversity enhancements.
Parish Council:	No response

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 5/6/24		

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, S2 & S10; and Development Management policies DM1, DM11 & DM36. Supplementary Planning Documents: Quality Places

Proposal:
The application is to update the appearance of the Hampshire Building by removing the steel frame and corrugated metal canopies on the east, west and north elevations and installing white aluminium box guttering and downpipes.

Assessment:
Principle The site is within the urban edge where the principle of development is acceptable. Character and Appearance The existing building has a tired appearance, and the current steel frame and corrugated metal canopies appear cumbersome next to the adjoining college buildings. The proposed white aluminium box guttering and downpipes will help to refresh the existing structure and provide a more simplified design that will tie in with the appearance of the connecting development. The proposal will also improve the building appearance when viewed from the adjoining residential area to the west, where it is faces onto Cedar Road through gaps in the strip of soft landscaping. Other Considerations

- The proposal does not involve an increase in the size of the structure or window positioning and so there will be no unacceptable impact on the amenity of the neighbouring dwelling (in terms of loss of privacy, light or outlook).
- Due to the nature of the development proposals, there will no impact on transport matters or access arrangements, drainage, protected species or statutory protected special policy areas.
- An informative will be used to provide advice on ecological enhancements.

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 ...