

DELEGATED OFFICER REPORT

Application Ref: F/24/97229

Site Address: BAMPTON HOUSE, BAMPTON COURT, HURSLEY ROAD,
CHANDLER'S FORD, EASTLEIGH, SO53 2TA

Case Officer: David Huckfield

Description: Erection of bin storage compound

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge		
Within Flood Zone 2		

Planning History	Yes ☒	No ☐
Z/11422/014/00 – Erection of offices with associated parking – OUTLINE PERMISSION GRANTED (1986) Z/11422/017 – Office block with car parking – RESERVED MATTERS APPROVED (1988) F/10/68055 – Installation of photo-voltaic panels to roof of existing building, construction of new glazed entrance, construction of smoking shelter and new fencing to replace damaged fencing at rear of building – GRANTED (28/10/2010) F/11/68602 – Installation of solar panels to south east facing roof plane – GRANTED (30/03/2011). F/12/70913 – Installation of 1No. Air conditioning unit with associated ducting and vents – PERMITTED (02/07/2012) PN/20/89373 - Prior Notification (Class O) for Change of Use from Offices (Class B1(a)) to 15no. residential units (Class C3) – PRIOR APPROVAL REFUSED (19/05/2021) PN/21/90906 - Prior Notification (Class O) for Change of Use from Offices (Class B1(a)) to 15no. residential units (Class C3) – PRIOR APPROVAL GRANTED (10/12/2021) PN/22/93553 - Prior Notification (Class MA) for change of use from offices (Use Class E) to 13no. residential units (Class C3) comprising of 11no. one-bedroom and 2no. two-bedroom apartments (Revised scheme to approval reference PN/21/90906) – PRIOR APPROVAL GRANTED (05/10/2022)		

Publicity and Consultations	Letters ☒	Site Notice ☐	Newspaper ☐
Representations	None received.		
Chandlers Ford Parish Council	No comments received.		
HCC Highways	In regard to application F/24/97229, following on from the initial HCC Highway consultation response dated 04 July 2024, it has been confirmed that the bin store will be accessed via the southern side, with the yellow hatching of the two vehicle parking spaces in front of this to ensure parking does not occur that would obstruct operations. As such, overall, the proposals will result in the loss of 4 vehicle parking spaces given spaces are marked up as tandem. Whilst it is for EBC to assess the remaining parking quantum against requirements in line with the EBC Parking Standards, there would be no objection to the proposals from a highway perspective. No access alterations from the site to the highway are proposed, and even with the loss of four vehicle parking spaces there remains adequate parking within the on-site car park to cater for the 11 x 1-bed		

	and 2 x 2-bed flats which are located on the site, particularly given its sustainable location.
Tree Officer	No objection.

Site Visit:	Yes ☒	No ☐
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Policy:

Legislative Background:

Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan:

The Eastleigh Borough Local Plan 2016-2036 was adopted in April 2022 and replaced the saved policies of the Eastleigh Borough Local Plan (2001-2011) as the main part of the development plan for the Borough. The following policies of the Local Plan are of relevance to this application: S1 (Delivering Sustainable Development); DM1 (General Criteria for New Development); DM5 (Managing Flood Risk), DM8 (Pollution); DM11 (Nature Conservation), DM13 (General Development Criteria – Transport), and DM14 (Parking).

Other material considerations:

Supplementary Planning Documents (SPDs) and Associated Planning Guidance

The following SPDs and Background Papers are of relevance to the proposals:

- Quality Places
- Residential Parking Standards

National Planning Policy/Guidance:

The latest iteration of the National Planning Policy Framework (the NPPF or Framework) was published in December 2023 and, as set out within paragraph 224, the policies contained within it are material considerations which should be taken into account in dealing with applications from the day of its publication. The Planning Practice Guidance provides additional guidance in support of the policies within the Framework and is also a material consideration in the determination of the application.

Assessment:

The development is considered to comply with the relevant national and local planning policies and associated supplementary planning guidance for the following reasons:

- The site lies within the urban edge where the basic principle of development is considered to be acceptable.
- The design and siting of the proposed bin storage compound is considered to be acceptable, with its appearance being suitable for its intended function and it being positioned next to the existing bin store and thereby in reasonable proximity to the residential building it will serve (Bampton House). Whilst it will be visible within the Hursley Road street scene, it is not considered that it will detract from the character of the area.
- The proposals will result in a modest reduction in the level of available car parking, however, there is considered to be ample provision remaining to serve the residential units within Bampton House. Access and servicing arrangements for the bin store are also considered to be acceptable and no objection has been raised by the Highway Authority in these regards.

- The proposals will not unduly impact upon the amenity of the occupiers of nearby residential properties, including those within Bampton House itself, as a result of the relative positioning of the bin store and the separation distances involved.
- Whilst the site falls within Flood Zone 2, given the nature of the proposal which is for a bin storage compound to be sited on an existing area of hardstanding, it is not considered that the development would be at undue risk of flooding, nor would it increase the risk of flooding elsewhere.
- The proposals would be exempt from the mandatory 10% Biodiversity Net Gain requirement as they would impact upon less than the stipulated 25 square metres threshold of on-site habitat. Taking account of the nature and modest scale of the development, it is also not considered that it would adversely impact upon protected species or upon any European designated sites.

Climate change and sustainability:

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. Neither the NPPF nor the adopted Local Plan 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 Local Plan, as is an assessment of climate impacts. In this particular instance and when considering the nature of the development and the impacts of climate change, the proposals would be expected to be resilient to its potential effects.

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:

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- 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.

Recommendation:	PERMIT ☒	REFUSE ☐
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