

DELEGATED OFFICER REPORT:**Application Ref:** F/24/97728**Site Address:** BARTON PEVERIL COLLEGE, CHESTNUT AVENUE, EASTLEIGH,
SO50 5ZA**Case Officer:** Clare Martin**Description:** Creation of 5no. external car parking spaces at western side with
replacement hedge

Particular Site Constraints?	Yes ☐	No ☒
Details:		

Planning History?	Yes ☐	No ☐
While the site has had many planning applications, the most significant applications are: - F/22/94434 - Construction of a two-storey building to accommodate the College's Art and Design School – Permitted (March 2023) - F/21/90116 - Construction of a three storey building for business school with external 2nd floor terrace, parking, external lighting and landscaping – Permitted (September 2011) - O/09/64595 – Outlined application for the construction of 2 & 3 storey buildings following demolition of existing buildings (2,782sq.m net additional gross internal floor space) together with 4no. court multi games area (MUGA), car parking and landscaping – Permitted (April 2009). Reserved matters applications approved under R/12/70729, R/13/72314 & R/14/74906 - Z/6523/47 – Outline for the erection of 2no. two storey buildings to accommodate music, drama and sports facilities, additional classrooms, 12no. addition parking spaces following demolition of existing sports hall – Permitted (October 2003). Reserved matters application approved under R/04/51018. - Z/6523/39 & Z/6523/38 – New teaching facilities, admin building, reception, refectory, parking and access – Permitted (October 2001) - Z/6523/33 – Two storey information centre – Permitted (July 1994) - Z/6523/32 – Single storey extension to form fitness suite and associated classroom – Permitted (February 1994). - Z/6523/22 – Proposed extension to the design technology suite, proposed teaching block and retention of 5no. temporary classrooms for duration of the contract – Permitted (July 1980)		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations: (Summarised)	<u>Three letters of objection</u> - Impact upon the appearance of the neighbouring residential road. - Removal of the hedgerow and creation of five parking spaces, will decrease the separation gap yet further between the college and neighbouring houses.		

	• Site is busy and overdeveloped so impacts neighbouring residents. Bring further traffic disruption and highway safety issues onto the western side of the college. • Create further noise, disturbance and pollution. • Loss of trees will reduce privacy. • College keeps building on grassed areas and hedges, which results in a loss of habitat for nature. • College has carried out work and is applying retrospectively It should be remembered that the college has already acted to create an additional 88m2 parking area nearby, without seeking the correct permissions first. <u>Local Planning Authority Response</u> Comments regarding the appearance of the locality, traffic, residential amenity, loss of trees and habitat are noted and will be considered in the assessment section. The planning system allows for retrospective applications to be submitted and these have to be treated in the same manner as other planning applications.
Transport Officer:	No objection
Ecology Officer:	I have reviewed the BNG Habitat Management and Monitoring Plan by Ecosupport (June 2024). 0.007 km (7 m) of poor condition native hedgerow is proposed along the eastern boundary to replace 0.01 km (10 m) of non-native and ornamental hedgerow. The non-native and ornamental hedgerow is assumed to have no pre-development value in the biodiversity statutory metric, so this will be acceptable. As it is just 10 m long, it will not be possible to include all of the species in the proposed planting list. I would recommend that only the non- thorny species be considered as the thorns could pose a risk for car tyres in this location. The proposed management is listed in section 5.2.2 and is satisfactory. Monitoring reports are proposed to be sent every year for the first 5 years then every 5 years until year 30. I think that for such a small feature, after the first report, only a photo and 1 or 2 sentences would be appropriate, rather than a full monitoring report.
Parish Council:	<u>Objection</u> Due to lack of consideration in the planning application of other methods of transport available to mitigate the requirement for 5 additional parking spaces. The council does not believe that clear need was established in the application process. <u>Local Planning Authority Response</u> Comments are noted. However, the Planning system does not require the applicant to justify the need for the application, which is acceptable in principle subject to compliance with the relevant planning policies.

Site Visit:	Yes ☒	No ☐
Details: Carried out 24/07/24		

Pre-commencement Conditions:	Yes ☐	No ☒
Details:		

Legislation:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"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."

Policy:**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.

Supplementary Planning Documents:

Quality Places;

Assessment:**Principle**

The site is located within the urban edge where the principle of development is acceptable, subject to the proposal according with the relevant planning policies.

Character and Appearance

The proposal will create 5no. car parking spaces in a left-over area of hard standing/ landscaping to the immediate west of the Hampshire Building. While the proposal involves the partial removal of an existing hedge, this will be replaced nearby and the remainder of the site is hard surfacing. The works are relatively minor in nature and will be sited next to an existing service road where they will not have a significant impact upon the setting of the college campus.

To the west of the college sits a residential area with the nearest properties being the houses along Gilbury Close. At the edge of Gilbury Close is a long landscaping area with various trees, shrubs and there is also high boundary fencing at the back marking the college boundary. This existing landscaping will effectively screen the new car parking spaces from the residential area and so the proposal not considered to impact upon the character and appearance of Gilbury Close

Residential Amenity

The nearest residential properties are over 100m away from the proposed car parking spaces, and face onto the landscaped area. As such the modest proposal is not considered to harm the outlook, light or privacy of the neighbouring dwellings.

The proposed five car parking spaces will be accessed off an existing service road and the noise associated with the additional spaces will be minimal compared to the existing noise levels.

Access and Highways

No changes are required to the existing site access or layout of the service road to facilitate the development. The proposed five spaces will have minimal impact upon the

number of vehicular trips at the site. No objection has been raised by the Transport Officer.

Biodiversity

The proposal includes replacing part of the existing non-native ornamental hedgerow along the western side with a new native hedgerow. The existing hedge has very limited biodiversity value and is not protected. Although the replacement hedge at 7m long is slightly shorter in length than the existing hedge (10m) its native species mix will be more appropriate (as listed in the BNG Habitat Management and Monitoring Plan) with the thorny species mix removed.

The hedge should achieve a biodiversity net gain of 18.5%, and details provided include a management and monitoring plan which will be secured via condition. The proposal meets the biodiversity net gain requirements, and no objection has been raised by the Ecology Officer.

The modest development will have no likely significant impacts on the SPA.

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 Environment 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 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 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.

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, 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 ...