

DELEGATED OFFICER REPORT:**Application Ref:** F/24/97805**Site Address:** EASTLEIGH COLLEGE, CHESTNUT AVENUE, EASTLEIGH, SO50 5FS**Case Officer:** Clare Martin**Description:** Erection of single storey workshop building at western side of campus

Particular Site Constraints?	Yes ☐	No ☒
Details:		

Planning History?	Yes ☒	No ☐
There have been various applications at the site, but none are directly relevant to the current proposal.		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None		
Environmental Health:	<u>Contaminated Land</u> The proposed development is not located within an identified contaminative land use. As the proposed building will be located over hardstanding, there will be no pathway between any potential contaminants in the ground and receptors. <u>Noise</u> Construction will potentially elevate noise, vibration and dust causing temporary adverse impact. Best practicable means of control will be essential and implemented through a Construction and Environmental Management Plan (CEMP). <u>Air Quality</u> The proposed development is not located within an Air Quality Management Area. It is not anticipated that the proposed development has a significant impact in air quality. <u>Local Planning Authority Response</u> <i>The outbuilding is of a very modest size and is not located close to residential dwellings. As such it is not considered necessary to impose a construction and environmental management plan condition.</i>		
Parish Council:	No response		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 26/7/24		

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 & DM36.

Supplementary Planning Documents:

Quality Places

Proposal:

The proposed single storey outbuilding is to support the brick laying course at the college and replaces a car wash enclosure and associated four parking spaces. The outbuilding is clad in timber with a low sloping roof and is open on one side. The structure is split into three sections comprising brick cutting, mortar mixing and brick storage areas.

The outbuilding is 2.8m high with a floor area of 142m² and will be located in a servicing yard on the western side of the campus.

Assessment:

Principle

The site is within the urban edge where the principle of development is acceptable. The proposal will support the delivery of vocational courses at Eastleigh College, which is recognised as an community facility under Policy DM36.

Character and Appearance

The outbuilding is a simple, low-level, structure that sits behind an existing 2.4m palisade fence along the western boundary of the site. Only the very top section of the building will be visible from the adjoining school's sports pitches and the building will not be visible from the public realm. The proposal will fit in with the other buildings and structures within the college grounds and will have no material impact upon the existing character and appearance of the locality.

Assessment

- The loss of four car parking spaces is fairly minimal compared to the existing car parking provision at the site. The site is within a controlled parking zone and the proposal is unlikely to result in additional overflow parking within the locality.
- The modest structure is not close to residential properties and so will not have an unacceptable impact on residential amenity (in terms of loss of privacy, light and outlook or general noise and disturbance).
- The building is sited on an existing area of hardstanding and there will be no adverse impact upon trees or other natural features worthy of retention.
- There are no ground contamination or air quality implications for the development.
- There are 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 ...