

DELEGATED OFFICER REPORT

Application Ref: F/24/98496

Site Address: Pavement o/s, 44-50 High Street, Eastleigh, SO50 5LE

Case Officer: Rachael Morris

Description: Installation of an internally illuminated digital Advertised Communication Hub Unit with Defibrillator

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

Planning History?	Yes ☐	No ☒

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None		
Town Council:	Although we wholly support the principle of the hub unit with defibrillators, we do not agree with the proposed location. As such, the council objects to the application.		
Urban Design:	The proposed application is for the installation of an advertised Communication Hub Unit with defibrillator, on the pavement of the High Street, right in front of the Pet Corner shop, close to a bin. The High Street is a commercial walking route, and we would like to keep it clear from any obstruction. There are some studies being carried out on Eastleigh Town Centre to create pleasant environments and make our streets safer, convenient and attractive for walking and cycling within and to the Borough. Therefore, it would be encouraged to work collaboratively with the steer group to agree on the best location for this utility. This might mean to put on hold this application to avoid abortive work.		
Direct Services:	No comment		
Eastleigh Local Area Manager:	This comes at a time when we are engaged in a major consultation programme about the future of the town centre and how to maximise the potential for regeneration. One option within this process is a trial pedestrianisation of High Street and/or Market Street. This provides an opportunity for a range of alternative uses for the pavement and road surfaces, such as table and chairs, parklets, planting and events spaces. This clearly needs to be designed in a well thought out and integrated way. The provision of public information is part of this approach. However, working with the Highway Authority, we would wish to commission/tender for a design and in locations that best fits with the wider look and feel and contributes to the place-making in co-ordinated manner. All three proposed signs would conflict with the above aims and I therefore object. In addition, the one proposed for Leigh Road Precinct is in the middle of our current market and on one of our main strategic cycle paths.		
Eastleigh BID:	This application should be supported. Anything that enhances the visitor or retailer experience of the town Centre can only be of benefit. The installation of Defibs helps public safety and reassurance in an emergency situation. Eastleigh BID are keen to bring the town Centre up to date and this installation helps towards that goal.		

Hampshire Highways:	Objection to the proposals from a highway perspective. High Street is one of the busiest streets within the Eastleigh Town Centre area, with a high level of pedestrian movement. It is noted from plans submitted (Block Plan) that should the communication hub be installed, a localised narrowing of the footway will result, taking the available width from approximately 4.9m down to just 2.3m. The positioning of the unit, being located just 0.6m from the edge of the carriageway, also restricts visibility both for and of pedestrians who may be wishing to cross the street between shops, with vehicles travelling on High Street, as is common in this area. If the unit is moved away from the carriageway edge to enable appropriate visibility, then this would narrow the width of available footway even further and likely cause a 'bottleneck' and associated obstruction given the level of pedestrian movements. This would not be acceptable, and it would be recommended that the applicants look to relocate the unit to an alternative position, with the pedestrianised area of Wells Place located just south (approximately 10.0m to 15.0m) of the proposed position being available and ideal with additional passing width.
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Site Visit:	Yes ☒	No ☐
Details: 05/12/2024		

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

Assessment:
The development has been considered against 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 states "The Borough Council will support the regeneration of Eastleigh town centre. This will include: - strengthening the retail circuit through seeking: i. development that strengthens the function of the town centre retail anchor to the north of Leigh Road; and ii. the redevelopment of the block east of Upper Market Street, where a range of town centre uses will be acceptable including retail, financial and professional services, public sector services, cafes/restaurants, public houses, hotels, leisure uses, non-residential institutions such as galleries and exhibition halls on the ground and lower floors, with residential uses, including student accommodation, acceptable on upper floors. - promoting well designed, high density mixed-use development that delivers schemes suitable for modern retailing and other town centre uses. - within the core, leisure, primary and secondary shopping zones as defined on

the policies map, a change of use or development will also need to meet policy DM22”.

Design and layout

- The proposed location of the internally illuminated, digital advertised communication hub with defibrillator would create a tight area of pedestrian footway to the great detriment of the user experience. Users of the footpath would most likely need to stop and wait for other users to walk past the hub before they could continue their journey, restricting two-way pedestrian traffic and creating a bottleneck.
- The proposed hub would also restrict visibility for both the pedestrians wishing to cross the street between shops and vehicles travelling on High Street.
- Overall, the application would reduce the flexible use of the space and clutters the public realm, which is not supported within a primary shopping zone.
- Although it is recognised that the proposals are supported with defibrillators which do offer great public benefit, this benefit would not outweigh the visual impact to the street scene that the hub would create with no planning justification for the placement.
- Moreover, defibrillators can be provided under Permitted Development and as such it is not required that this advertisement hub is allowed in order to provide this equipment. A defibrillator is currently available approx. 365m away at Eastleigh House.

Other material considerations

- The development accords with guidance set out in the ‘Quality Places’ SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.
- 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 ...		