

DELEGATED OFFICER REPORT

Application Ref: F/24/98499

Site Address: BARTON PEVERIL COLLEGE, CHESTNUT AVENUE, EASTLEIGH,
SO50 5ZA

Case Officer: Gary Osmond

Description: Installation of 3no. wind catchers and 2no. Mechanical Ventilation with Heat Recovery (MVHR) Units, along with associated ductwork, guardrail and new roof light on the roof of the Hampshire Building

Particular Site Constraints?	Yes ☐	No ☒
- Within the urban edge - Established tertiary education college		

Planning History?	Yes ☒	No ☐
Various applications over recent years as part of refurbishment, improvement and enlargement of the college and its associated facilities.		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	Three representations received objecting to the application on the grounds of increased noise and disturbance resulting from the new MVHR units. Concerns have also been expressed with regards to working hours of contractors.		
Eastleigh Town Council:	No Objection.		
Environmental Health (Noise):	Windcatchers as described in the Planning Statement Stride Treglown November 2024 are not mechanical and are not referenced in the Plant Noise Impact Assessment Anderson Acoustics November 2024, thus are excluded from comments regarding Environmental Noise Impact. The acoustic report demonstrates that satisfactory predicted noise levels from the proposed plant at the nearest domestic Noise Sensitive Receptor, are comfortably achieved with No Observed Adverse Effect. Therefore, I have no objections to the application and recommend that the Anderson Acoustic report be referenced with any approval.		
Environmental Health (Pollution):	No objection in relation to ground contamination or air quality.		

Site Visit:	Yes ☒	No ☐
Details: 06/12/2024 – See separate site photographs.		

Policy:
National Planning Policy Framework (Dec 2024) 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, DM2, DM8, DM11, DM13, DM14 & DM36.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:**Site Context:**

The application site forms part of the larger Barton Peverill Sixth Form College campus and is located in the north-western corner of the site. The building is a single storey flat roof teaching block which already has some mechanical plant affixed to its roof.

Immediately to the north of the block is a car park, with residential development beyond this. To the east and south are taller two storey teaching blocks. To the west is the site boundary which is set back from the western elevation of the building by the width of an internal access road. Beyond this is an area of shrub and tree planting and a residential cul-de-sac known as Gilbury Close.

The wider area is generally residential in nature, although the college is one of a number of educational campus's accessed from Chestnut Avenue.

Proposals:

The works proposed are minor in nature and relate to the installation of 3no. wind catchers and 2no. MVHR units with associated ductwork and guardrail system to allow for safe maintenance of the plant items, and a new roof light, on the roof of the one-storey section of the Hampshire Building. The wind catchers will support the ventilation requirements of the new lecture theatre and MVHR units will support the ventilation requirements of the health and wellbeing area and open study area within the Hampshire Building.

Policy & Principle:

The application site lies within the urban edge where the basic principle of development is considered acceptable. However, any formal planning approval is dependent upon how well that proposed is considered to accord with the relevant policies of the adopted Local Plan. In this instance the most relevant policies are considered to be DM1, DM8 and DM36.

Policy DM1 requires new development to take appropriate account of the context of the site and that of its surroundings, and well as ensuring that its impact upon neighbouring uses and occupiers is minimised or mitigated. It also requires a good standard of design and that any natural features worthy of retention are protected.

Policy DM8 relates to issues of pollution, including noise and light pollution and states that "Development will not be permitted if it is likely to cause loss of amenity or impact on public health or other unacceptable environmental impacts".

Also of some relevance is Policy DM36 which states that "The development of new community, cultural and leisure facilities and extensions to existing facilities will be permitted within Eastleigh town centre, district and local centres, neighbourhood parades". It goes on to states that "Proposals for such facilities within the urban edge but outside these centres will need to demonstrate that: a. they are readily accessible to the communities they are intended to serve by a variety of modes of transport; b. there is no adverse impact on existing and proposed centres; and c. there are no suitable, viable and available sites within an existing centre or edge of centre location."

In principle therefore, the development proposed is acceptable in principle.

Form, Scale, Layout, Design, Street Scene & Area Character:

Whilst the proposed windcatchers and MVHR units will be visible on the roof of the building at a distance, their size in comparison to the much larger scale of the building will mean that their visual impact will be minimal. Their position is also such that they are to be set well back from the edge of the building, which will further reduce their visual impact.

A more prominent element will be the guardrail which is to be positioned around the edge of the existing flat roof. However, it is intended that this is a folding system, meaning that the rails would be folded down flat when not in use.

The other element of the proposal is the installation of an additional rooflight to provide natural light to internal accommodation. This would be one of a number of existing rooflights and again would be low profile and unobtrusive.

In terms of visual impact upon the public realm and general character of the surrounding area, that proposed raises no concerns and accords with the requirements of Policy DM1 of the adopted Local Plan.

Amenity, Noise & Disturbance:

The main objection received relates to concerns of noise as a result of the new roof mounted plant. Whilst these concerns are understood, the noise impact assessment provided in support of the planning application and reviewed by the Council's Environmental Health team confirms that predicted noise levels at the closest receptors, i.e. properties in Gilbury Close will be well within acceptable limits. Notwithstanding, a condition is recommended for the final system specification to take into account the findings of the supplied assessment.

The other main issue referenced by objectors are times of when contractors have been working at the site. As such, a condition restricting the working hours to reasonable standard times during installation of that proposed is also recommended.

With these two conditions it is considered that proposed will meet the requirements of Policies DM1 and DM8 of the Local Plan.

Nature Conservation:

That proposed will have no impact upon any nature conservation interests and is exempt from the requirement to provide biodiversity net gain.

Transport & Highways:

As the proposals are to improve existing facilities and not increase the number of pupils, it is not expected that there would be any additional transport or highway impact as a result of that proposed.

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.

The NPPF, Policies S1, DM2 and DM3 of the 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.

The proposed new MVHR units, wind catchers and roof lights are intended to make the building more efficient and comfortable for those using it.

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 ☐
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For the reasons set out above, that proposed is recommended for approval subject to conditions relating to the following:

- Approved drawings;
- Commencement within three years;
- Final specification for MVHR plant to be based on that set out within the submitted noise impact assessment; and
- Contractors working hours.