

DELEGATED OFFICER REPORT

Application Ref: F/24/98591

Site Address: SPORTS AND HEALTH COMPLEX, HAMBLE COMMUNITY SPORTS COLLEGE, SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4NE

Case Officer: Rachael Morris

Description: Provision of a trailer for the sale of hot food and drink. Change of use from leisure facility (Class F2) to takeaway (Sui Generis).

Particular Site Constraints?	Yes ☒	No ☐
- Settlement Gap - Countryside		

Planning History?	Yes ☒	No ☐
- Z/15354/000/00 - Construction of school swimming pool and associated filter house – Permit – Jun 1974 - Z/15354/008/00 - County Council Consultation: New Community Sports Facilities and Youth Club – Raise no objection – Feb 1997 - C/15354/009/00 - Construction of single storey eight classrooms block for humanities – Raise no objection – Nov 1999 - Z/15354/014/00 - County Council Consultation: Outline - Construction of Gymnasium with Associated Car Parking – Raise no objection – Apr 2002 - Z/15354/016/00 - County Council Consultation: Provision of One and A Half Hardcourt Games Area Including Ball Stop Fence and Flood Lights – Raise no objection – May 2003 - Z/15354/015/00 - County Council Consultation: Extensions to Provide New Specialist Training Facility for Gymnastics – Raise no objection – Aug 2003 - S/05/54409 - Hampshire County Council Consultation: The erection of a new external fire escape staircase to the first floor on an existing two storey building – Raise no objection – Aug 2005 - S/06/56735 - County Council Consultation: Construct 2no. tennis courts with fence & floodlighting, multi jump pit, access footpaths, & replace fencing to existing STP – Raise no objection – May 2006 - S/06/57251 - Erection of metal railing fences & gates – Raise no objection – Jul 2006 - A/18/84369 - Display of 1no externally illuminated fascia sign – Consent – Jan 2019		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None		
Parish Council:	No Comment		
Environmental Health - Noise:	Referencing the covering letter Wessex Planning 05/12/24, the trailer is situated adjacent to the car park, the proposed hours of operation are within those of the College and will not increase the background noise levels and have no impact on the Noise Sensitive Receptor being the residential houses outside the college site. Therefore, I have no objections to the application.		
Environmental Health – Air Quality:	The planning application letter prepared by Wessex Planning (dated 05/12/2024) infers that the food and drink trailer will be operating from 08:00 to 19:30hours every day. It is assumed that the trailer will remain on site. The site is located at approximately 1.8km from the Hamble Air Quality Management Area; however, it is not anticipated that the proposed business will result in significant additional vehicle movements, as it is expected to primarily serve students and staff		

	within the College complex. Therefore, I have no objections regarding air quality.
Environmental Health – Land Contamination:	The site is not located within an identified contaminative land use. The proposed development does not involve any ground disturbance. As such, I have no objections regarding contaminated land.
Hampshire Highways:	No objection to the proposals from a highway perspective. No change in access from the highway is proposed, and once on the private site, the food trailer is located in a non-obstructive location with a large car parking area adjacent, and also cycle parking facilities available on the wider site. In terms of trip generation, it would be anticipated that the vast majority of users would already be utilising the site, and any additional trips would be pass-by on a journey to another destination, rather than specifically to gain access to the food trailer specifically. As such trip generation would be anticipated to be minimal.

Site Visit:	Yes ☒	No ☐
Details: 20/12/2024		

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, S5 and S6; and Development Management policies DM1, DM8, DM11, DM13, DM14, DM18 and DM19. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
The development is considered acceptable and complies with policies DM1, DM8, DM11, DM13, DM14, DM18 and DM19 from the 2016-2036 local plan, in that: <u>Principle</u> • Policy S5 sets out the type of development typically accepted in the countryside. • Policy S6 sets out how development can be acceptable within the settlement gap. It requires that development it would not undermine the physical extent and/or visual separation of settlements; and would not have an urbanising effect detrimental to the character of the countryside; or the separate identity of the adjoining settlements. • There is no specific policy that directly relates to the provision of a food trailer and the associated change of use that this would involve within an area of countryside and settlement gap. However, policies DM18 and DM19 do provide some overarching principles that are useful for the assessment of this proposal. • Policy DM18 sets out that extensions and replacement buildings should not have an urbanising effect on the countryside in terms of its density, scale, massing, layout and height amongst other criteria. • Policy DM19 requires that the change of use of a building within the countryside would be acceptable provided the proposed use is compatible with neighbouring uses and does not have an urbanising effect on the countryside in terms of external layout, lighting, noise or traffic amongst other criteria. <u>Proposed use</u>

- Although the development proposal includes the change of use of this area of car park serving the sports centre; the proposal would be an ancillary addition and is not considered to significantly impact upon the primary use of the site.
- The food trailer is not considered to be an excessively large size or unconventional in terms of its shape or overall design.
- The design and layout respect the character and appearance of the locality which is populated by buildings to serve the public through a sports complex and a community secondary school.
- Overall, the proposed use and trailer would not have an urbanising effect on the countryside or settlement gap and would not create unacceptable traffic, noise nor would it be an unacceptable scale.

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 are no proposed changes to the access from the highway. The food trailer is located in a non-obstructive location with a large car parking area adjacent and also cycle parking facilities available on the wider site. It would not be anticipated that the vast majority of users are coming to the site specifically to visit the food trailer therefore any additional trips would be limited to casual passers-by on a journey to another destination; most users will have already been on site for the sports complex. As such, trip generation would be anticipated to be minimal.
- A no objection has been received from the Council's environmental health team regarding noise, air quality and land contamination.
- 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 ...