

DELEGATED OFFICER REPORT:**Application Ref:** F/25/98775**Site Address:** BARTON PEVERIL COLLEGE, CHESTNUT AVENUE, EASTLEIGH,
SO50 5ZA**Case Officer:** Clare Martin**Description:** Retention of 7.no external car parking spaces at western side
(amendment to planning permission F/24/97728) (retrospective
application).

Particular Site Constraints?	Yes ☒	No ☐
• Within Urban Edge • Community Facility (6th Form College)		

Planning History?	Yes ☒	No ☐
While the site has had many planning applications, the most recent applications are: • F/24/98499 - 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 – Permitted (January 2025) • F/24/98025 - Installation of substation at northern side to support the art and design school – Permitted (October 2024) • F/24/97728 - Creation of 5no. external car parking spaces at western side with replacement hedge – Permitted (September 2024) • F/24/97432 - Removal of the steel frame and corrugated metal canopies on the north, east and west elevations of the Hampshire Building and installation of white aluminium box guttering and downpipes – Permitted (July 2024) • 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)		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Ecology:	<u>No objection</u> I have reviewed the Planning Statement by Stride Treglown (rev 2, January 2025). The new native hedgerow has been planted to replace the non-native hedgerow that was removed. An uplift of 11.74% (0.02 units) in hedgerow units has been provided.		
Environmental Health:	<u>No objection</u> Following a review of the retrospective planning application to increase the number of parking spaces from 5 to 7 at the College, we consider that the additional two parking spaces are unlikely to lead to a significant increase in traffic or associated emissions, or noise		

	levels. However, it could be a good opportunity to introduce electric vehicle charging provision to encourage sustainable transport.
Parish Council:	<u>No objection</u>

Site Visit:	Yes ☒	No ☐
Details:		

Pre-commencement Conditions:	Yes ☐	No ☒
Details:		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"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."</i>

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 DM1 & DM11. Supplementary Planning Documents: Quality Places

Proposal:
The proposal is a resubmission of a previously permitted scheme to create 5no. car parking spaces along the western side of the Hampshire Building, with access off the existing service road (F/24/97728). During the installation work, the amount of car parking was increased to 7no. spaces by changing the orientation of the spaces and partly incorporating an area set aside for replacement hedge planting. The current proposal is to regularise the seven car parking spaces and secure the required 10% biodiversity net gain.

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 application is to regularise the 7no. car parking spaces created to the immediate west of the Hampshire Building. Most of the car parking was created from an unused area of hardstanding and landscaping. the college campus. The scheme is soften through a short section of replacement hedging in between spaces 2 and 3 and at the end of space 7

(under the stair case). The works are relatively minor in nature and are sited next to an existing service road where they will not have a significant impact upon the setting of

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 seven 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 service road to facilitate the development. The proposed seven spaces will have minimal impact upon the number of vehicular trips at the site.

Biodiversity

The proposal has replaced part of the previous non-native ornamental hedgerow along the western side with a new native hedgerow. The previous hedge had very limited biodiversity value and was not protected.

Although the replacement hedge is shorter in length than that agreed under the approved scheme (for five spaces), it still achieves a 11.74% increase in biodiversity over the original site. This increase is derived through using a more appropriate native species hedge mix and removing the thorny species mix (as listed in the BNG Habitat Management and Monitoring Plan). The proposal meets the 10% 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 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 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 ...		