

DELEGATED OFFICER REPORT

Application Ref: F/25/98941

Site Address: McDonald's Restaurant, Tollbar Way, Hedge End, SO30 2UH

Case Officer: Rachael Morris

Description: Installation of 2.no rapid electric vehicle charging stations and ancillary equipment to the existing car park.

Particular Site Constraints?	Yes ☒	No ☐
• Tree Preservation Order(s) • Airport Safeguarding Zone • Existing Employment • Within the Urban Edge		

Planning History?	Yes ☒	No ☐
• Z/26421/000/00 - warehouse and industrial development with associated facilities – Refuse – Feb 1983 • Z/28674/000/00 - Outline: Office, Light Industrial And Warehouse Development – Grant outline – Mar 1987 • Z/32274/000/00 - Outline: Construction Of Restaurant With Ancillary Staff, Storage And Office Accommodation With Facility And Car Parking – Grant outline – Aug 1991 • Z/32274/003/00 - Construction of drive thru restaurant with surface car park – Permit – May 1992 • A/32274/007/00 - 3 Illuminated Fascia Signs – Consent – Jul 1992 • A/32274/006/00 - 2 Illuminated And 4 Non - Illuminated Signs – Consent – Aug 1992 • A/32274/009/00 - Siting Of Illuminated Pole Mounted Sign. (9.06 Metres High) – Consent – Mar 1994 • Z/32274/012/00 - Construction Of Single Storey Extension To Form New Kiosk On South East Elevation – Permit – Aug 1995 • Z/32274/014/00 - Construction Of Single Storey Extension To Form Indoor Childrens Play Area – Permit – Sept 1996 • A/32274/016/00 - Display Of 5 Metre High Internally Illuminated Pole Sign – Consent – Mar 1997 • Z/32274/020/00 - Modification To Car Park Layout And Drive-Thru Lane – Permit – Oct 2000 • Z/33736/002/00 - Reserved Matters Pursuant To Outline Planning Permission 33736/001 For External Appearance And Landscaping. Amendments To Previously Approved Reserved Matters For Siting And Design – Approve reserved matters – Aug 2002 • A/06/56113 - Display of 4no. Internally illuminated fascia signs – Consent – Mar 2006 • A/06/57552 - Display of 1No. freestanding totem sign with height bar (internally illuminated), 4No. freestanding internally illuminated direction signs, 4No. freestanding internally illuminated display signs and 2No. Wall mounted internally illuminated display signs – Consent – Sept 2006 • A/10/67652 - Display of 8no. Internally illuminated free standing signs – Consent – Sept 2010 • A/11/68474 - Display of internally-illuminated box sign – Permit – Mar 2011 • A/12/70356 - Display of 1no. Internally illuminated free standing sign – Consent – Apr 2012 • F/14/75089 - Single storey extensions including alterations to roof, collection points, doors & refurbished patio area with timber fencing and lamps. Insertion of		

canopies & cladding on building, alterations to car park & drive-through lanes incorporating new islands for signage – Permit – Oct 2014 • A/14/75088 - Display of 10no. internally illuminated totem/freestanding signs & 1no. non-illuminated free-standing sign – Consent – Oct 2014 • A/14/75161 - Display of 8no. internally illuminated wall mounted signs – Consent – Oct 2014 • F/14/75100 - Construction of outdoor play equipment & fencing enclosing area with lamps – Permit – Oct 2014 • A/19/86762 - Display of 4 no. internally illuminated freestanding signs, 1 no internally illuminated screen – Consent – Dec 2019
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Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None		
Parish Council:	No Objection, although Councillors noted that there are historic issues with insufficient parking.		
Tree Officer:	We have no arboricultural objection to the installation of the charging stations – the area is existing car parking and is not close to any significant trees. Our only concern is around the routing of the necessary cables to the substation. We have seen extracts of a plan showing the cable run in close proximity to some significant trees that are subject to a Tree Preservation Order (TPO). We are happy with the submitted tree protection plan, reference 10376-0235_05 Rev A. As the applicant has submitted it pre-determination, we are happy for it to be conditioned. Therefore, we raise no arboricultural objection to the proposal.		
Hampshire Highways:	No objection to the proposals from a highway perspective. Whilst the 2 charging points will result in the loss of 1 vehicle parking space (3 spaces reduced to 2), and these will onwards have a restricted use to electric vehicles only, this is not a significant loss to the overall on-site parking provision.		
Southampton Airport:	No comment.		

Site Visit:	Yes ☒	No ☐
Details: 14/03/2025		

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, DM4, DM11, DM14 and DM15. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
The development is considered acceptable and complies with policies DM1, DM4, DM11, DM14 and DM15 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 DM4, zero or low carbon energy, supports development of infrastructure to generate zero or low carbon energy and/or make more efficient use of energy sources. This is subject to that development has no significant adverse impact on the landscape or landscape features, biodiversity or the significance of heritage assets; does not involve the loss of land in public recreational use; does not involve the permanent loss of the best and most versatile agricultural land.
- The application is set within an existing employment site, covered by policy DM15, which looks to control redevelopment and changes of use from uses B2, B8 and E(g)(ii)/(iii). This application does not look to amend the existing use of the site and as such does not conflict with policy DM15.

Design and layout

- The proposed rapid electric vehicle charging stations and ancillary equipment would be suited to the character and appearance of the locality which is an existing car park which serves McDonalds.
- The development would not be an overdevelopment of the site and meet parking standards. Although there would be a loss of a parking space, this is not considered unacceptable, as confirmed by Hampshire Highways.
- The charging equipment is utilitarian in appearance but is a common feature of modern car parks as electric vehicles become more popular.
- The proposal would contribute to low carbon energy, in accordance with policy DM4.

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. A tree protection plan has been submitted and will be conditioned.
- 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 ...		