

DELEGATED OFFICER REPORT:**Application Ref:** F/25/98975**Site Address:** BARTON PEVERIL COLLEGE, CHESTNUT AVENUE, EASTLEIGH,
SO50 5ZA**Case Officer:** Clare Martin**Description:** Installation of plant on the roof of the art & design school building
(Retrospective application)

Particular Site Constraints?	Yes ☐	No ☒
Details:		

Planning History?	Yes ☒	No ☐
While the site has had many planning applications, the most recent applications are: - F/25/98775 - Retention of 7.no external car parking spaces at western side (amendment to planning permission F/24/97728) (retrospective application) – Permitted (March 2025) - 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		
Environmental Health:	<u>No objection</u> I reviewed the noise report from Ion Acoustics dated 11th February 2025 that assesses the most up to date plant on the roof of the new Arts Block scheme at Barton Peveril Sixth Form College, Eastleigh. The noise report concludes the plant meet the noise limits derived in the planning Condition 13 of the previous application (F/22/94434). Therefore, I consider this acceptable and have no further comments.		
Town 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 Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1, S2 & S10; and Development Management policies DM1, DM8, DM36. Supplementary Planning Documents: Quality Places

Proposal and Planning Background
The site was granted planning permission in 2022 for a new replacement arts and design building to provide tailored teaching/ working spaces. This follows the earlier construction of a new business school and is part of a program to improve facilities and capacity at Barton Peveril six form college. The current application seeks full planning permission for the air handling plant and associated ductwork that has been installed on the roof of the art & design building.

Assessment:
Principle The site is within the urban edge where the principle of development is acceptable. Visual Amenity Policy DM1 requires development to take full and proper account of the context of the site including the character and appearance of the locality and be well integrated with these (in terms of mass, scale, materials, layout, density, design and siting), both in itself and in relation to adjoining buildings, spaces and views. The air conditioning equipment is an unattractive feature that has been added onto the roof of the approved building. It is a shame that the equipment is larger and bulkier than that anticipated at the planning application stage when the building was being designed. However, it is acknowledged that the air conditioning equipment is necessary for the running of the arts and design building and there are only limited alterations that can be made now that the equipment has been installed. The air conditioning unit and ducting is mounted on the building's roof, following the central roof void and for the most part is set back from the edge of the roof with the lowest

section hidden behind the existing louvre screen. The equipment cannot be seen from the land immediately around the building and it only becomes visible moving back from the site with longer views of the equipment across the colleges playing fields, staff parking area, adjoining school grounds and houses to the north. Even then its light grey colour, along with the distances involved, means that the equipment recesses into the distance and is not overly noticeable.

The northern site boundary is well screened by tall trees and is not visible from the smaller residential roads to the north during the summer months. The equipment is also not visible from Chestnut Avenue, as the building is 165m from the main road. Overall, the air conditioning equipment and ducting does not have a material impact upon the character and appearance of the locality and so accords with Policy DM1.

Residential Amenity

According to the submitted technical note, the predicted noise levels for the equipment are low and meets the noise limits previously agreed as part of the earlier planning permission for the art and design building. The information within the technical note has been reviewed by the Environmental Health Officer and no objection raised.

The air handling plant and associated ductwork is not considered to have an unacceptable impact on the amenity of neighbouring residents (in terms of loss of privacy, light, outlook or increased noise).

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 ...