

DELEGATED OFFICER REPORT

Application Ref: F/25/99019

Site Address: THE PIGGERIES, GROVE FARM, UPPER NORTHAM DRIVE, HEDGE END

Case Officer: Gregg Chapman

Description: Change of use from agricultural use to dog training facility on a permanent basis.

Particular Site Constraints?	Yes ☒	No ☐
The site lies within designated countryside and strategic gap		

Planning History?	Yes ☒	No ☐
F/19/85754 - Change of use from agricultural use to dog training facility for temporary period of 1 year – Approved, 24/07/2019		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Town Council:	No objection		
HCC Highways:	No objection.		
Environmental Health	No objection subject to conditions regarding opening times.		

Policy:

National Planning Policy Framework National Planning Practice Guidance

Eastleigh Borough Local Plan 2016 - 2036: Policies S1 (Sustainable Development), S7 (Development in the Countryside), S8 (Protection of Countryside Gaps), DM1 (General Development Criteria), DM8 (Pollution), DM10 (Water and Waste Management), DM13 (Transport).

Supplementary Planning Documents: Quality Places

Assessment:

The development is considered acceptable for the following reasons:

- Under policy S7 of the Eastleigh Borough Local Plan, development in the countryside is only permitted where it is appropriately located and of a scale and nature that does not harm the character of the countryside. This proposal for a dog training facility is modest in scale, low in intensity, and does not involve significant built development (see below). It is, therefore, considered that the proposals in this case are acceptable as part of farm diversification, and is no more impactful than neighbouring equestrian field uses.
- The proposals include minimal physical development, with movable operational structures (for example dog jumps etc.) being positioned in the training field, with a single portacabin building being situated adjacent to the car park area and providing staff and reception facilities for the business. As was previously concluded for application F/19/85754, and is agreed, *“this building is set against the backdrop of a larger structure and overall the proposals have very limited impact on the*

appearance and character of their wider surroundings and would not serve to undermine the functionality of the strategic gap in this location”.

- The proposals are not considered to generate any concerns in respect of highway safety with the existing site access to be utilised and adequate parking being provided by way of an existing hardstanding. The Highways Officer has not raised any objection.
- Taking account of the limited numbers of customers using the facility at any one time, the daytime hours of operation of the business (a condition is proposed not allowing lighting), and the siting of the training area away from homes, there are no concerns in regards to the impacts upon residential amenity. Whilst the EHO recommends an opening hours condition, this is not considered to be necessary for the reasons set out above, no such conditions were previously applied.
- There will be no adverse impact upon trees or other natural features worthy of retention and there are considered to be 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 ...		