

DELEGATED OFFICER REPORT

Application Ref: F/25/99238

Site Address: 7 HIGH STREET, EASTLEIGH, SO50 5LB

Case Officer: Gregg Chapman

Description: Retrospective Change of Use from vacant shop to a Nail Salon

Particular Site Constraints?	Yes ☒	No ☐
Urban Edge Eastleigh Town Centre Secondary Shopping Area		

Planning History?	Yes ☒	No ☐
LDC/22/93351 - Lawful Development Certificate: STRIP OUT OF EXISTING UNITS (AC MODELS & KATS CAFE) AND NEW FITOUT TO FORM NEW ORTHODONTIC PRACTICE. BUILDING WORK INCLUDES REMOVAL OF STAIRS AND INTERNALLY CONNECTING UNITS. – Approved, August 2022. F/09/65309 - Change of use from estate agents (A2) to nail bar (Sui-generis) – Approved, September 2009.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No response received		

Site Visit:	Yes ☒	No ☐
Details: 26/06/25		

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 E3, E5, DM1, DM10, DM21 DM22, DM38.. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
Policy E3 of the Eastleigh Borough Local Plan 2016 – 2036 supports the regeneration of Eastleigh town centre through the promotion of high-quality, high-density, mixed-use development suitable for modern retailing and other town centre uses. The policy seeks to strengthen the function of the town centre retail circuit while allowing a range of complementary uses, including services, leisure, and community facilities, to support the town centre's vitality and viability. Within the defined core, primary and secondary shopping zones, proposals for changes of use must also comply with Policy DM22. Policy DM22 controls changes of use within retail frontages by requiring proposals to retain an active ground floor frontage, ensure there is no adverse impact on the amenity or appearance of the frontage, and demonstrate there is no negative impact on the provision of services or the sustainability of a key shopping area. In Eastleigh town centre, the

requirement to demonstrate no negative impact on service provision is satisfied where proposals align with the objectives of Policy E3.

The proposal seeks the change of use of part of a ground floor unit (a double fronted unit down to a single) from a shop (AC Models) to a Sui Generis nail bar within in an area where there are several barbers, hairdressers and similar uses. The proposed nail bar use will maintain an active ground floor frontage, generating footfall and visual activity within the shopping frontage in accordance with Policy DM22. The nature of the use is complementary to existing town centre uses and will not adversely affect the amenity or appearance of the frontage.

Furthermore, the proposed use will support the vitality and viability of the town centre by diversifying the range of services available while aligning with the aims of Policy E3 to strengthen the function of the town centre through an appropriate mix of uses. It will contribute to footfall and encourage linked trips within the centre, thereby supporting the sustainability of the shopping area. As such, the proposed change of use is considered acceptable in principle and in accordance with Policies E3 and DM22 of the Local Plan.

Other Matters

- The application proposes a change of use only, no external alterations are proposed as part of the application.
- 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 ...		