

DELEGATED OFFICER REPORT

Application Ref: F/25/98878

Site Address: LANKESTER HOUSE, 1 FREEGROUNDS ROAD, HEDGE END, SOUTHAMPTON, SO30 0HG

Case Officer: Gregg Chapman

Description: Retrospective - Erection of extractor equipment including flue/ducting

Particular Site Constraints?	Yes ☒	No ☐
Within the Urban Edge Within Hedge End District Centre		

Planning History?	Yes ☒	No ☐
A/22/92460 – Consent to install 2no. non-illuminated fascia signs. (Amended description) – Approved, May 2022. X/21/92160 - Variation of condition 3 (opening hours) of planning permission J/17/80081 for prior approval for change of use for A1 (retail) to A3 (restaurants and cafes). Permit (March 2022) X/19/86760 - Variation of condition 3 of prior notification J/17/80081 to extend opening hours. Refused (February 2020) Dismissed Appeal (November 2020) J/17/80081 - Prior approval for change of use for A1 (retail) to A3 (restaurants and cafes). Prior Approval Granted (April 2017) F/14/74156 - Change of use from A1 (Retail) to A2 (Financial and professional services). Permitted (May 2014) A/07/59967 - Retrospective display of 3no. externally illuminated signs. Consent to Display the Advert (June 2007) A/05/55569 - Display of internally illuminated fascia sign. Consent to Display the Advert (December 2005) Z/27911/010/00 - Installation of air conditioning unit on existing flat roof. Permitted (October 2002) A/27911/008/00 - Erecting illumination box sign. Consent to Display the Advert (October 1987) A/27911/007/00 - Display of illuminated signs. Refused (April 1987) A/27911/005/00 - Display of illuminated projecting sign. Refused (November 1986) Z/27911/002/00 - Conversion to offices with external alterations and associated parking. Permitted (October 1985) Z/27911/001/00 - Change of use to pet shop. Permitted (February 1985) Z/27911/000/00 - Use of premises as pet shop and construction of compound for storage of LPG cylinders. Refused (December 1984) WIR0041200000 - The display of advertisements. Consent to Display the Advert (July 1967)		

WIR0032100000 - The display of advertisements. Consent to Display the Advert
(September 1963)

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		
Environmental Health Officer	No objection, subject to condition; Due to an acceptable distance between the plant and the closest residential properties I considered it low risk in terms of noise. Important to state that the property above the café is a commercial office and not residential. I would suggest a condition to restrict the plant operation to the café operating hours for example: 8:00 to 18:00 Monday to Sunday. To protect the amenity of nearby residential properties from noise and disturbance, in accordance with Eastleigh Local Policy If noise complaints are raised due to the operation of this plant a noise assessment will be required.		

Site Visit:	Yes ☒	No ☐
Details: 10 th June 2025		

Policy:
The Development Plan: Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Policies of the adopted Eastleigh Borough Local Plan 2016-2036. The relevant policies to this application are: S1 (Delivering Sustainable Development), DM1 (General Criteria for New Development), DM2 (Environmentally Sustainable Development), DM3 (Adaption to Climate Change), DM8 (Pollution), DM11 (Nature Conservation), DM13 (General Development Criteria – Transport), DM14 (Parking), DM22 (Changes of Use in Retail Frontages in Eastleigh Town Centre, District Centres, Local Centres and Neighbourhood Parades). National Planning Policy and Guidance: The latest iteration of the National Planning Policy Framework (the NPPF or Framework) was published in December 2024 and as set out within paragraph 224; the policies contained within it are material considerations which should be taken into account in dealing with applications from the day of its publication. The Planning Practice Guidance provides additional guidance in support of the policies within the Framework and is also a material consideration in the determination of the application.

Assessment:
The development is considered to be acceptable and complies with the relevant local and national planning policy provisions for the following reasons: • The site is within the urban edge where the basic principle of development is considered to be acceptable.

- The site is also situated within the designated Hedge End District Centre within the Council's adopted Local Plan. Policy DM22 of the Local Plan seeks to maintain a strong core of retail and other Class E uses within the Borough's town, district and local centres and neighbourhood parades. In this case, the works forming the subject of this application are ancillary to the Class E use (a café/restaurant) which operates from the premises. Accordingly, it is considered that there would be no conflict with the provisions of Policy DM22, nor would the development negatively impact upon the vitality or viability of the district centre.
- The equipment is sited to the side/rear of the premises, which is formed of part of the two storey building and a single storey wing (which the flue is behind). This part of the site is notably less prominent from the surrounding public realm and is an area where features such as that proposed are not entirely uncommon. The equipment is also not excessive or disproportionate in size of the building overall and, taking account of these factors, it is not considered that the development would be out of keeping with or have an unacceptably adverse impact upon the character of the area.
- As extraction equipment has the potential to generate noise the Environmental Health Officer was consulted, who noted that there is a reasonable separation distance to the nearest residential neighbour (in excess of 20 metres) with road noise the dominant background noise. They have therefore raised no objection to the proposals subject to the extract equipment to not operate outside of the opening hours of the premises to protect the amenity of residents in the area, with a particular focus on the nighttime period where residents have a reasonable expectation for peace and quiet. A condition will therefore be imposed in this regard.
- As the equipment is sited on the roof of the premises, there will be no impact upon existing parking or access arrangements and there are no other highway safety concerns associated with the proposals.
- Given the nature, siting and limited extent of the works, there are no ecological concerns arising from the development proposals, with this being either on-site or in respect of off-site impacts on any protected sites.

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.

The NPPF supports economic growth and productivity with the aim of building a strong competitive economy, and Policy S2 of the Local Plan sets a target for 103,500sqm of new employment development to be provided within the borough over the plan period. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and the Council's 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.

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.

Recommendation:

PERMIT ☒

REFUSE ☐