

DELEGATED OFFICER REPORT

Application Ref: F/25/100065

Site Address: UNIT F1, MANATON WAY, HEDGE END, SOUTHAMPTON, SO30 2XW

Case Officer: Gregg Chapman

Description: Installation of Heating, Ventilation, and Air Conditioning (HVAC) condensing equipment within protective cages.

Particular Site Constraints?	Yes ☒	No ☐
Within the Urban Edge Within Designated Employment Site		

Planning History?	Yes ☒	No ☐
F/13/71969	Construction of DIY retail warehouse (1909 sqm gross floor space) together with external yard (307 sqm) and outside display area (457 sqm), and parking area.	PERMIT – 29/04/2013
F/22/92638	Car park alterations to include Click and Collect bay; addition of Click and Collect door to west elevation; new first-floor window to north elevation and installation of 23no. security bollards around shop entrance	PERMIT – 27/04/2022
F/23/96438	Change of use from car park space to area for food trailer.	PERMIT – 01/02/2024
F/24/98415	Proposed construction of single storey building to provide a coffee shop within part of existing car park area, together with associated rearrangement of car park access and layout and landscape planting.	PERMIT – 20/01/2025
A/25/100123	Installation of five illuminated signs	Pending Consideration

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Environmental Health	No objection		
Town Council:	No objection.		

Site Visit:	Yes ☒	No ☐
Details: 24/09/25		

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 DM1 and DM8. Supplementary Planning Documents: Quality Places; Character Area Appraisals.

Assessment:

Principle

- The development is within the urban edge where the principle of development is acceptable.
- Policy DM8 states that development will not be permitted if it is likely to cause loss of amenity or impact on public health or other unacceptable environmental impacts through air pollution (including odours or particulate emissions); ... noise or vibration...

Design and layout

- The proposed HVAC units would be situated to the side of the unit (between it and the adjacent unit) and would, therefore, not be prominent in the street scene.
- The design and layout respect the character and appearance of the locality. The proposed HVAC units would blend with the existing commercial surroundings being a modest addition that would be reasonably anticipated with a coffee shop.
- The HVAC units have received a no objection from the Environmental Health Team and as such the air conditioning unit is not expected to create unacceptable noise pollution.

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.
- There are no likely significant impacts on the SPA.

Other Matters:

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.

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 and development plan 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 emerging 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.

Conclusion:

Recommendation:

PERMIT ☒**REFUSE** ☐