

29/07/2008

---

APPLICATIONS RECOMMENDED FOR DECISION

---

EASTLEIGH Tuesday 29 July 2008  
Case Officer Louise Cutts

**SITE:** Travis Perkins Trading Co Ltd, Twyford Road (Off Mill Street), Eastleigh, SO50 4EZ

Ref. F/08/61998 Received: 20/12/2007 (12/05/2008)

APPLICANT: Travis Perkins Plc

**PROPOSAL:** Construction of builder's merchants depot within 2 buildings (gross floor area 1952 sq. m) and 3631 sq. m of open storage, new vehicular access road with car parking and landscaping following demolition of existing buildings of 60 - 64 Twyford Road and new roof configuration for 58 Twyford Road.

**AMENDMENTS:** 04/07/08

**RECOMMENDATION:**

Subject to the consideration of comments from neighbours on the amended plans (expiry date for comments 25th July 2008).

**PERMIT**

---

---

**CONDITIONS AND REASONS:**

- (1) The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.  
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
- (2) Plans and particulars showing the proposals for all the following aspects of the development must be submitted to and approved in writing by the Local Planning Authority before the development is commenced. The development must then accord with these approved details. Reason: In order that these matters may be considered by the Local Planning Authority.
  - a: The colour and texture of facing and roofing materials.

b: The provision to be made for external lighting.

c: The provision to be made for the storage of refuse.

d: Proposed ground levels and relationship to existing levels both within the site and on immediately adjoining land.

- (3) Details of external security lighting, lockable gates and all other crime prevention proposals must be submitted to and approved in writing by the Local Planning Authority before development commences. The development must then accord with these approved details. Reason: In the interests of crime prevention.
- (4) Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the building hereby approved is occupied. Reason: To ensure satisfactory provision of foul and surface water drainage.
- (6) The landscape scheme must be completed within 12 months from the completion of the last building shell, or by such later date as the Local Planning Authority may determine. Any trees or plants which die, are removed or become seriously damaged or diseased during the first five years must be replaced during the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. Reason: To ensure that the appearance of the development is satisfactory.
- (7) No sound amplification equipment, which is audible outside the premises, shall be installed in the premises without the consent, in writing, of the Local Planning Authority. Reason: In the interests of the amenities of occupiers of nearby properties
- (8) No construction or demolition work must take place except between the hours 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays without the prior written consent of the Local Planning Authority. Reason: To protect the amenities of the occupiers of nearby dwellings.
- (9) The use hereby permitted shall not be open to non trade customers, no machinery shall be operated and no process shall be carried out within the site outside the following times 0730-1800 nor at any time on Sundays, Bank or Public Holidays without the prior written consent of the Local Planning Authority. Reason: To protect the amenities of occupiers of nearby dwellings.
- (10) The existing buildings must be demolished and all resultant materials removed from or recycled on the site before development pursuant to this

permission is commenced. Reason: To protect the amenities of the occupiers of nearby properties.

- (11) No deliveries shall be taken at or despatched from the site outside the following times 0600 - 1700 nor at any time on Sundays, Bank or Public Holidays without the prior written consent of the Local Planning Authority.. Reason: To protect the amenities of occupiers of nearby dwellings.
- (12) No burning of materials obtained by site clearance or from any other source to take place on this site during the construction and fitting out process without the prior written consent of the Local Planning Authority. Reason: In the interests of amenity.
- (13) No external plant or equipment shall be installed or used without the prior written consent of the local Planning Authority. Any external plant designed for use in connection with the building must have provided with it the sound mitigation measures necessary to ensure that the amenity of occupiers of neighbouring premises are protected etc. Reason: To protect the amenity of occupiers of adjoining residential property
- (14) Details of the type of construction proposed for the roads and footways including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels together with details of street lighting and the method of disposing of surface water and details of the programme for the making up of the roads and footways must be submitted to and approved by the Local Planning Authority in writing before development commences. Reason: To ensure that the roads are constructed to a standard which will enable them to be taken over as publicly maintainable highways.
- (15) The development hereby permitted must not be brought into use until adequate turning space shall have been constructed within the curtilage to enable vehicles to enter and leave in a forward gear and this must be maintained and be kept available for that purpose at all times. Reason: In the interests of highway safety.
- (16) The development hereby permitted must not be brought into use until the areas shown on the approved plan for the parking, loading and unloading of vehicles shall have been made available, surfaced and marked out, and the areas must be retained in a condition to the satisfaction of the Local Planning Authority, and reserved for that purpose at all times. Reason: In the interests of highway safety.
- (17) Measures to be submitted to and approved in writing by the Local Planning Authority, to prevent mud being deposited on the public highway by vehicles leaving the site must be implemented during the whole of the construction period. No vehicle shall leave the site unless its wheels have been sufficiently cleaned to prevent mud being deposited on the public highway. Reason: In the interests of highway safety.

- (18) No development shall commence until the details of the turning head to be provided for Mount View have been approved in writing by the Local Planning Authority. No part of the development shall be occupied until the works to construct the turning head have been completed in accordance with the approved plans and to the satisfaction of the Local Planning Authority. Reason: In the interests of residential amenity.
- (19) Developments shall not begin until a scheme of works to deal with dust from site has been submitted to and approved in writing by the local Planning Authority. The agreed scheme shall then be implemented and retained to the satisfaction of the local Planning Authority. Reason: To protect the amenity of the occupiers of adjoining properties.
- (20) No piling work shall be carried out except between the hours of 1000 and 1600 Mondays to Fridays and not at all on Sundays or Bank/Public holiday unless otherwise agreed, in writing with the Local Planning Authority. Reason: To protect the amenity of occupiers of adjoining residential properties.
- (21) The Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of management of any flat/shallow pitched roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design'. The Bird Hazard Management Plan shall be implemented as approved upon completion of the roofs and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority. Reason: It is necessary to manage the roofs in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Southampton Airport.
- (22) Any lighting scheme required during construction and for the completed development shall be of a flat glass, full cut off design, mounted horizontally, and shall ensure that there is no light spill above the horizontal. Reason: To avoid endangering the safe operation of aircraft through confusion with aeronautical ground lights or glare. For further information please refer to Advice Note 2 'Lighting Near Aerodromes' (available at [www.caa.co.uk/srg/aerodromes](http://www.caa.co.uk/srg/aerodromes)). The
- (23) No building or structure including cranes and construction equipment associated with the development hereby permitted shall exceed 46m AOD. Reason: Development exceeding this height would penetrate the Obstacle Limitation Surface (OLS) surrounding Southampton Airport and endanger aircraft movements and the safe operation of the aerodrome. See Advice Note 1 'Safeguarding an Overview' for further information (available at [www.caa.co.uk/srg/aerodrome](http://www.caa.co.uk/srg/aerodrome)).

- (24) Development shall not commence until a construction management strategy has been submitted to and approved in writing by the Local Planning Authority covering the application site and any adjoining land which will be used during the construction period. Such a strategy shall include the following matters: Details of cranes and other tall construction equipment including the details of obstacle lighting. Such schemes shall comply with Advice Note 4 'Cranes and Other Construction Issues' (available at [www.caa.co.uk/srg/aerodrome](http://www.caa.co.uk/srg/aerodrome)) for further information. The approved strategy (or any variation approved in writing by the Local Planning Authority) shall be implemented for the duration of the construction period. Reason: To ensure that construction work and construction equipment on the site and adjoining land does not breach the Obstacle Limitation Surface (OLS) surrounding Southampton Airport and endanger aircraft movements and the safe operation of the aerodrome.
- (25) Development shall not begin until drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development have been submitted to and approved by the Local Planning Authority and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed. Reason: To prevent the increased risk of flooding and to improve water quality.
- (26) No clearance of vegetation shall occur on the site during the bird-nesting season (between 31st March and 31st August inclusive in any given year), unless supervised by an appropriately qualified ecologist. Reason: To prevent harm to breeding birds.
- (27) Before development commences, details of measures to protect the public sewers on the site must be submitted to and approved by the Local Planning Authority in consultation with Southern Water. Reason: to prevent damage to the public drainage system.
- (28) No development shall commence until the site access has been constructed in accordance with the approved plans and to the satisfaction of the Local Planning Authority. Reason: In the interest of residential amenity.
- (29) No development shall take place until the applicant has carried out an adequate assessment of the risks, to or arising from, the proposed development, and a report of this assessment, including recommendations for the protection of the development, has been received and approved in writing by the Local Planning Authority. [British standard BS 10175:2001 'Investigation of potentially contaminated site-Code of Practice' is a useful source of advice on site investigation] Any recommendations for protection of the development, the remediation scheme, must be supervised by a competent person and a completion certificate provided by that person to the Local Planning Authority to certify that the works have been implemented in accordance with that

scheme. Further advice can be obtained at <http://www.eastleigh.gov.uk/PDF/con%20land%20spread%201.pdf>. Reason: To minimise the risk of pollution and to ensure the site is satisfactorily de-contaminated

- (30) Development shall not begin until a noise and vibration assessment has been carried out, and a scheme of works detailing the extent of operations and mitigation, including piling, proposed has been submitted and approved in writing by the LPA. The assessment should have due regard to the advice and guidance contained in British Standard BS5228:1997 "Noise And Vibration Control On Construction And Open Sites". Reason: In the interests of amenity.
- (31) No work shall commence on site until the following has been submitted to, and approved in writing by the Local Planning Authority:
- (a) Desk Study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Reports Nos. 1 and 2, and BS10175:2001 Investigation of potentially contaminated sites Code of Practice, and, unless otherwise agreed with the Local Planning Authority;
  - (b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk study in accordance with BS10175:2001, and, unless otherwise agreed with the Local Planning Authority;
  - (c) A detailed scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works. Reason: to minimise the risks of pollution and to ensure the site is satisfactorily de-contaminated.
- (32) The development hereby permitted shall not be occupied/brought into use until there has been submitted to the local planning authority verification by the competent person approved under the provisions of the condition above that any remediation scheme required and approved under the provisions of that condition 30 has been implemented in full in accordance with the approved details (unless varied with the written permission of the local planning authority in advance of implementation). Unless agreed in writing with the local planning authority such verification shall comprise:-
- (a) built drawings of the implemented scheme
  - (b) photographs of the remediation works in progress
  - (c) certificates demonstrating that imported and /or material left in situ is free from contamination.
- Thereafter the scheme shall be monitored and maintained in accordance with the approved scheme under the condition above (30). Reason: to minimise the risks of pollution and to ensure the site is satisfactorily de-contaminated.

- (33) Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details. Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants
- (34) Before any development is commenced a noise assessment of the proposed operations, including vehicle movements on the new access road, shall be carried out and a report of its findings submitted to, and approved in writing by, the Local Planning Authority (the report shall include a scheme of mitigation measures for protecting the existing and proposed dwellings from noise as deemed necessary by the Local Planning Authority. The development hereby permitted shall not be occupied / brought into use until verification that the approved scheme required has been fully implemented (unless varied with the written permission of the lpa in advance of implementation) has been submitted to, and approved in writing by, the Local Planning Authority. Reason: In the interests of amenity.
- (35) Any plant or equipment used for the purpose of air conditioning shall be provided with suitable acoustic attenuation, or sited at agreed locations, to mitigate the effects of noise as approved in writing by the local planning authority. Reason: In the interests of amenity.
- (36) The siting and installation of plant and equipment, including process exhausts, or equipment used for the purpose of air conditioning, or which gives rise, or is likely to give rise, to noise shall be approved in writing by the Local Planning Authority. Reason: In the interests of amenity.
- (37) The siting and installation of plant and equipment which gives rise, or is likely to give rise, to emissions to air of either dust, fume, gases, or odours shall be approved in writing by the local planning authority. Reason: In the interests of amenity.
- (38) A method statement is to be provided and agreed in writing with details of tree protection measures (and including a tree protection plan) in accordance with BS5837:05. Reason: To protect tree on and adjacent to the site.

**Note To Applicant:** A formal application for connection to the water supply is required in order to service the development. Please contact Atkins Ltd, Anglo St. James House, 39A Southgate Street, Winchester, SO23 9EH (39) or [www.southernwater.co.uk](http://www.southernwater.co.uk).

**Note To Applicant:** The applicant is advised that a formal agreement should be entered into with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester SO23 9EH (40), or [www.southernwater.co.uk](http://www.southernwater.co.uk).

**Note to Applicant:** It is considered that, subject to compliance with the conditions and any obligations attached to this permission, the proposed development is acceptable because it is in accordance with the policies and proposals of the development plan, as listed below, and after due regard to all other relevant material considerations the local planning authority is of the opinion that permission should be granted.

The following development plan policies are relevant to this decision and the conditions attached to it:

Eastleigh Borough Local Plan Review 2001-2011 32.ES (pollution), 34.ES (CO2 emissions), 35.ES (contamination), 36.ES (lighting) , 45.ES (sustainable drainage), 53. BE (Renaissance Quarter development), 59.BE (good design), 60.BE (road and rail corridors), 62.BE (disabled access), 63.BE (car park design), 100.T (Transport), 102.T (new accesses), 104.T (parking), 190.IN (adequate infrastructure, 191.IN (contributions to infrastructure), 120.E (redevelopment of industrial sites))

Under the Town and Country Planning [Fees for Applications and Deemed Applications][Amendment][England] Regulation 2008, a fee is now required for Discharge of Condition Applications.

N.B. Conditions not fully discharged, invalidate the planning permission.

---

Report:

This application has been referred to Committee because it is a major application and part of a larger development of the Travis Perkins site, some elements of which have been controversial.

### **The site and its surroundings**

1. The site lies to the north of the Eastleigh Town Centre within the Renaissance Quarter. It is bordered by the main Waterloo railway line to the east and the remainder of the existing Travis Perkins site to the south which has been granted planning permission for a residential redevelopment. To the north is the Magnet site and to west lie the residential areas along Mount View and Twyford Road. This section of the site currently forms part of the larger Travis Perkins site which is accessed from the south from Mill Street. There is no independent vehicular or pedestrian access. The site itself is currently in industrial use and occupied by Travis Perkins who has had a presence on the site for over 60 years. As one would expect, the existing buildings are of

a traditional industrial nature, being large and steel framed, clad in wood and metal.

2. The site is wholly hard surfaced except along its boundaries where there are a mixture of walls, fences and well vegetated but unmanaged embankments between 1 metre and 3 metres in height.
3. The nearest residential properties are located within Mount View which faces the site and a number of properties in Twyford Road which back onto the site.

### **Description of application**

4. The application is a detailed application for the construction of a builders merchants depot within 2 buildings with a gross floor area of 1952 square metres along with open storage, a new vehicular access road and car parking and landscaping. This application also involves the demolition of three existing properties along Twyford Road. – no. 60,62 and 64.
5. Amended plans have been submitted which alter the alignment of the access as a result of consultation with County Highways.

### **Relevant planning history**

6. The site has been in commercial use for many years.

### **Representations received**

7. Neighbours have been consulted on both the original and the amended plans. One objection has been received from resident in Twyford Road on the grounds on the grounds of another access being opened up onto Twyford Road, difficulty in lorries manoeuvring into the site, mounting of pavement, additional congestion. Crime potential of area in front of gates when locked at night.
8. Neighbour comments on new plans to be reported verbally.

### **Consultation responses**

9. **Head of Regeneration and Planning Policy** – No objection, subject to access, parking, operations within yard and impact on Mount View being considered acceptable.
10. **Network Rail** – no response received.
11. **BAA plc** – no objection but recommend conditions.

12. **Hampshire County Council Highways** – No objection subject to realignment of access road. No objection to amended plans showing realignment.
13. **County Archaeologist** – no objection.
14. **Southern Water** – No objection following capacity check. Site is extensively hard surfaced and existing surface water will be taken out of foul sewerage system. Conditions recommended re details of foul water disposal.
15. **Environment Agency** – No objection but recommend conditions re sustainable drainage.
16. **Head of Direct Services** – Information given re requirements for refuse storage.
17. **Sustainability** – No response received.
18. **Natural England** – No objection subject to conditions re ecology/bats.
19. **Tree Officer** – no objection in principle – conditions recommended re tree protection and landscaping.
20. **Ecology Officer**- No objection subject to conditions re bird breeding season
21. **Eastleigh Access Group** – No objection but advice given re pedestrian and vehicular access.
22. **Head of Transportation and Engineering (Eastleigh)** – No objection to parking although access requires realignment. No objection to amended plans showing realignment.
23. **Head of Environmental Health** – No objection but conditions recommended re demolition, noise, contamination.

### **Development plan policies**

- Eastleigh Borough Local Plan Review (2001-2011):32.ES (pollution), 34.ES (CO2 emissions), 35.ES (contamination), 36.ES (lighting), 45.ES (sustainable drainage), 53. BE (Renaissance Quarter development), 59.BE (good design), 60.BE (road and rail corridors), 62.BE (disabled access), 63.BE (car park design), 100.T (Transport), 102.T (new accesses), 104.T (parking), 190.IN (adequate infrastructure, 191.IN (contributions to infrastructure), 120.E (redevelopment of industrial sites)

## **Planning policy guidance / statement**

- PPS – 4 (industry), 24 (noise)
- PPS –1 (sustainable development),, 4 (industry)(draft) ,23 (pollution)

## **Planning obligation /considerations**

### **Viability**

24. The wider development of the site (including the residential redevelopment of the southern half that was granted planning permission at the last committee) depends upon Travis Perkins ability to be able to consolidate all their operations onto the northern half of the site. The costs of this move to the northern half of the site represents an abnormal cost which was taken into account in the viability appraisal for the whole site.

### **Considerations**

#### **Principle**

25. The principle of the consolidation of this use on the northern half of the site is acceptable. Although the site lies within the Renaissance Quarter where Policy 53.BE encourages a mixture of office/residential uses rather than industrial uses, the residential redevelopment of the southern half of the site would not be possible if Travis Perkins were not able to relocate to this site. Although the preference is to move the industrial use off the site in the future, at the current time, there are no suitable alternative premises.
26. Although the principle is acceptable and this use of the site is not changing there are detailed issues which remain to be considered:

#### **Design of Buildings**

27. The new buildings will be fairly standard industrial type buildings using profiled metal sheeting in Travis Perkins trademark colours – green and yellow with a grey roof. This is considered acceptable.

#### **Drainage**

28. In line with Policy 190.IN which requires adequate infrastructure to be provided in association with any development, the applicants have carried out a sewer capacity check with Southern Water who have confirmed that there will be sufficient capacity in the existing sewer as the surface water which currently runs off the extensive impermeable hard surfaced area into the foul sewer will be taken out. As a result of the development the site would be sustainably drained and surface water would not be allowed to run into the foul sewer. To ensure this

Southern Water also recommend a condition which requires details of foul and surface water to be approved by the Local Planning Authority.

### **Contamination**

29. It is likely that the site is contaminated after so many years of industrial use. Policy 35.ES requires the applicant to demonstrate that the site can be adequately remediated to bring the site up to current standards. In order to fulfil this objective, the Head of Environmental Health has recommended conditions to ensure remediation before development commences.

### **Residential Amenity**

30. The current use is not subject to any conditions with regards to residential amenity. This application offers the opportunity to regulate the use to ensure that residential amenity is maintained. In line with Policy 59.BE, The Head of Environmental Health has recommended conditions to control the hours of use of the site/ the deliveries to the site, and the operations carried out within the site. This clearly represents an improvement over the existing situation.
31. In terms of the form of development, one of the units proposed (Unit 2) will be located nearer to the boundary of the site closer to the residents of Mount View (from a distance of 25m to 16m) However it is considered that the although the existing building is further away, it leaves a large circulation area to the front. This is considered more detrimental to amenity in terms of the manoeuvring of fork lift trucks and other HGVs along with conversations of persons employed on the site. In addition the new building will have a reduced ridge height (from 11.74m to 9.26m) and a reduced eaves height (8m to 6.5m). Furthermore a detailed landscaping has been produced which will landscape the bank between the road and the building with a variety of trees and shrubs.

### **Crime Reduction**

32. The application was submitted with the Design and Access Statement. In line with Policy 59. BE and Circular 5/94 (Planning out Crime) the layout takes account of the possibility of anti-social behaviour ensuring public areas are overlooked. There is one access into and out of the site which will be gated and locked when the operation is not in uses. The remainder of the site is enclosed by continuous secure fencing at a height of least 2.4m. Initially the gate on the access road had been set further into the site to provide an area for trucks to wait while the site was closed but as a result of residents concerns for security and unauthorised parking and possible anti-social behaviour, the gate was moved nearer to the road. This will allow better natural surveillance of the area. The Crime Prevention Officer has no objection to the proposal subject to a condition recommending Secured by Design standards to

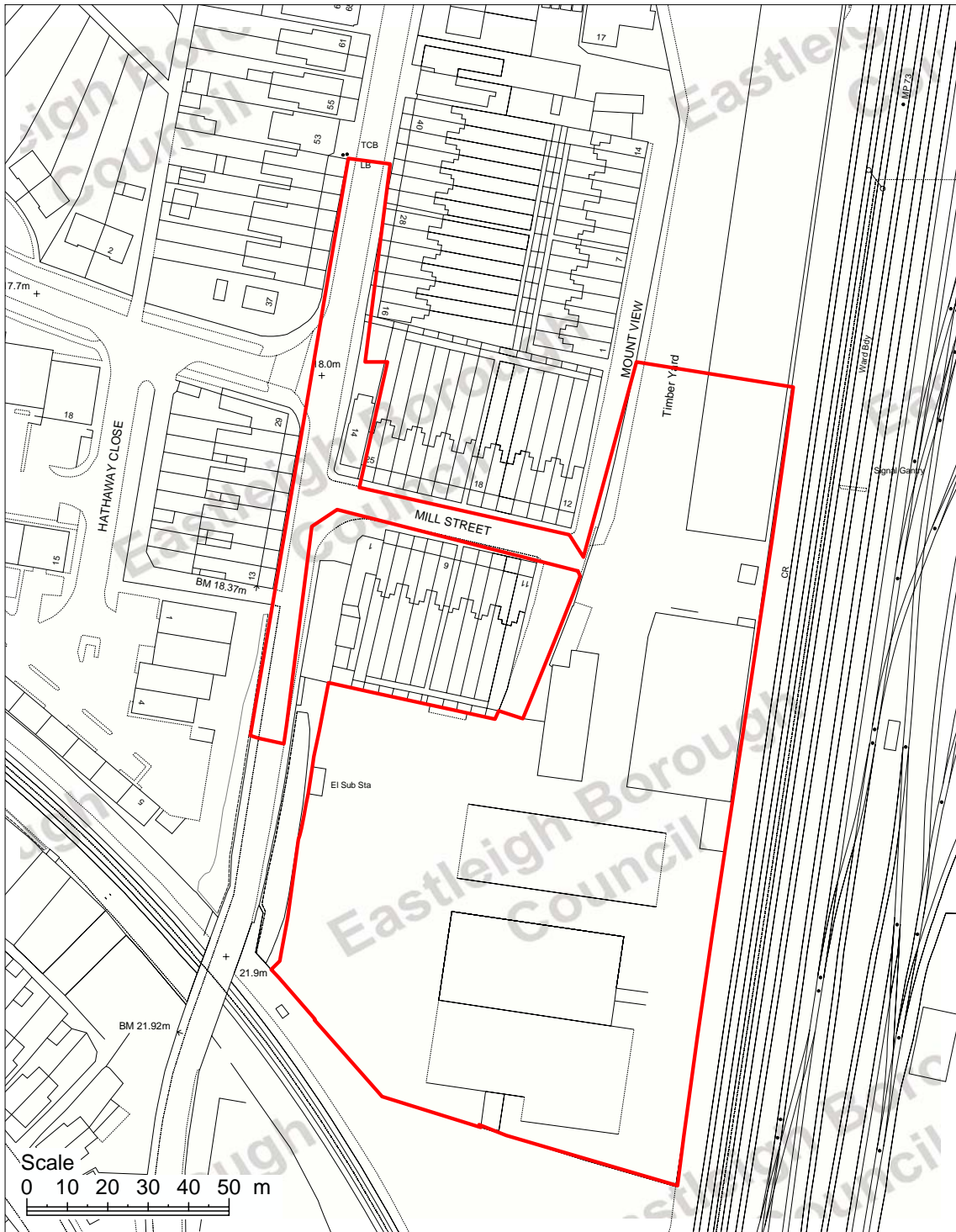
be incorporated. A condition recommending details of crime prevention measures is proposed.

### **Access**

33. A new access point is proposed from Twyford Road. This will involve the demolition of three properties. Amended plans have been received showing a slight realignment of the access in order to fulfil highway requirements. The access is acceptable in both Highway and Planning terms and in accordance with Policy 102.T.
34. It should also be mentioned that further to negotiation the applicants have agreed to, amongst other things, provide a new turning area within Mount View to alleviate a longstanding manoeuvring problem within that road. A condition is recommended to this effect.
35. With regard to internal vehicular access the access road will be designed to allow circulation for small and larger vehicles around a central open storage area whilst separating staff and customer vehicle parking areas. The site will also be accessible to pedestrians, cycles and the disabled. This is considered acceptable.

### **Conclusion**

30. Subject to the consideration of neighbour views on the amended plans (expiry date 25<sup>th</sup> July 2008, the proposal is considered acceptable in planning terms and therefore approval is recommended subject to the proposed conditions.



**EASTLEIGH**  
BOROUGH COUNCIL  
Development Control

Scale 1:1250  
Map Ref SU4519NE  
Date 18/03/2008



Reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationery Office (C) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence No. 100019622 (2008)