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Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/11/68918
Your ref
Please ask for Tracy Payne
Direct dial 023 8068 3346
Hours of work M&T 9.30-5 W&T&F 9.30-2
e-mail tracy.payne@eastleigh.gov.uk

Mdt Design (Matthew Tate)
1a Portsmouth Road
Fishers Pond
Eastleigh
SO50 7HF

30 June 2011

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2010

Application No. F/11/68918

In pursuance of their powers under the above Act and in accordance with your application received on 11 April 2011

the Council, as Local Planning Authority hereby REFUSE PLANNING PERMISSION for the following :

Description: One and two storey side extension, single storey rear extension and change of use of ground floor to A5 (takeaway).
Site: 437 Fair Oak Road, Fair Oak, Eastleigh, SO50 7AH

For the following reasons:

(1) The proposed change of use to A5 hot take-away is considered to be to the detriment of the daytime general health of the Fai Oak Village Centre, with an over concentration of this use, resulting in an increase of the shopping frontage length beyond the 35% limit of acceptable non-A1 uses as set out by saved policy 139.TC of the adopted Eastleigh Borough Local Plan Review (2001-2011)

(2) The proposed development would be likely to encourage the parking of vehicles on the public highway which would interrupt the free flow of traffic and thereby add to the hazards of road users at this point. This being contrary to saved policy 59.BE (v)of the adopted Eastleigh Borough Local Plan Review (2001-2011).

C L Thomas
Head of Development Control

N.B. See Enclosed Notes (REF)