



Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
Hants
SO50 9YN

Our Ref:Office/MA

15 June 2022

Dear Sirs

Town and Country Planning Act 1990
The Town and Country Planning (Development Procedure) (England) Order 2015
Application NO: F/22/92911
34A Hiltingbury Road Chandler's Ford Eastleigh Hants SO53 5SS

We refer to your 7 June letter regarding the above planning application.

We comment as follows:

1. We were surprised that your letter to us regarding this application was not sent until 7 June when the application made for this change of use was made on 18 April. It needs to be recorded that the applicant has already made the changes to the premises to convert it to use as a hair salon with associated cosmetic building works, including signage changes, and is currently open for business and trading as a hair salon, presumably before change of use consent has been given by Eastleigh Borough Council.

Please would you explain how this can happen? Further if retrospective planning consent is not obtained what steps will you take to enforce reinstatement of the building to its original state?

2. In the application it is proposed that there will be 5 full time employees and 4 part-time employees, an equivalent of 7 full-time employees. Given the nature of the business this suggests that there are potentially likely to be in the region of 12/14 persons in the property at any one time, including their clients. It is not clear whether the employee count includes staffing for the beauty rooms as well as the hair salon, particularly if the beauty treatments are undertaken by self-employed persons.

In the application document 'Hours of Opening' have been marked as not being relevant to this proposal. We consider they are highly relevant as it is likely the business will be open during normal 'office hours' when most adjacent businesses are also open for trade.

We have significant concerns that there will not be adequate parking for all staff, any self-employed persons, and clients at the premises as only 4 parking spaces are available, only 3 of which are marked.

If all allotted spaces are used by staff then clients would not be able to park outside the premises and although there is time-limited parking nearby, this is only available for customers of the other businesses in the shopping area.

Parking outside our office is our private parking and not available for general use. It is restricted for the use of our own staffing and our own clients.

Margaret D F Atkinson FCA, Peter Atkinson FCA
32 Hiltingbury Road, Chandlers Ford, Eastleigh, Hampshire SO53 5SS
Telephone 023 8026 8403 Email info@fiduca.co.uk

We are concerned that the additional parking requirement will put pressure on already limited parking availability in the area, potentially encouraging parking on the pavement outside the hair salon and generating unauthorised parking on our property. Parking in the area is already very congested.

What steps will you put in place to regulate the parking to ensure it is not unauthorised or inconsiderate?

3. During the course of converting the property the applicant has installed an air-conditioning unit affixed to the wall abutting our premises, see enclosed photos. As a result this unit overhangs our property by some 50cm (approx. 1 ½ feet) which potentially restricts access to the rear of our property for a high sided vehicle.

We regard an air-conditioning unit fitted to the wall abutting our property as an unacceptable obstruction into our air space.

Further the air-conditioning unit has an outlet pipe which will drain on to our tarmac. This is not acceptable to us.

We understand that planning permission is not normally required for the installation of an air-conditioning unit, but, in this case, as the unit is located less than a metre away from the edge of our boundary, we consider planning permission should have been obtained before the installation took place.

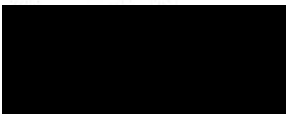
Therefore we object to the installation of the air-conditioning unit on the grounds that it has been installed less than a metre away from the property boundary and allowing the installation of such a unit would restrict access to our property and could cause damage to our property.

4. We have significant concerns about any change of use to allow the provision of cold take-away food to clients or other customers.

The provision of such a service would potentially increase parking in the area – our concerns on this matter are detailed already in point 2 – and food waste, particularly from any food consumed on site, would encourage vermin. Rats are present in the area, and we have in place controls to keep our premises vermin free. We do not want any further food source to encourage their presence.

'Cold takeaway' indicates that this is not ambient food, but chilled for consumption. How will this food be stored? The applicant gives no details of what provisions are being made for the storage and disposal of expired food and/or soiled waste.

Therefore we object to the granting of change of use to sell takeaway food from the premise on the grounds that there is insufficient parking space, and it is likely to create food waste, encouraging vermin to the area.


MRS M D F ATKINSON
Atkinsons Chartered Accountants