

Osmond, Gary

From: Economic Development @ Eastleigh Borough Council
Sent: 24 February 2023 09:21
To: Osmond, Gary
Subject: FW: Planning App Consultation Request Internal F/23/94699

Follow Up Flag: Follow up
Flag Status: Flagged

Morning Gary

Chris and I have had a look at this and aren't entirely supportive in its present iteration. We don't however want to object publicly so wondered if you could answer the questions below or go back to the applicant with some of our concerns before we respond?

1. There is an admission that there is a loss of non-residential floorspace through this proposal but no details given of exact m2. We would a) like a calculation of the m2 to be lost and b) will be asking for £100/m2 lost to support refurbishment or creation of employment space elsewhere in Eastleigh Town Centre to compensate for any loss.
2. The downturn in the bar/restaurant trade is cited as one of the reasons for the proposal despite the sector having bounced back well from the pandemic according to sources such as BDO, Savills and others – and judging by the performance of other local bars and restaurants in Eastleigh Town Centre. We can't really condone or support this rationale.
3. Given point 2, we are concerned by the removal of the kitchens which will mean that any future hospitality use will be constrained by the need to reinstall ducting, filtration and other catering infrastructure. We believe that it would be less wasteful and more in keeping with EBC's climate change emergency if efforts were made to retain a catering offer on these premises.
4. Employment figures anticipated to remain stable. We should appreciate a detailed analysis of how this conclusion has been reached.
5. Once again, do we have any reason to believe that there is enough demand to warrant so many mid-town apartments which are springing up everywhere from Martine's to the old Post Office? We've not seen research to that effect and believe Bandstand Court has been successful because it has been priced very competitively. Does the applicant's model take into account a low sale/rental price?

Thanks
Camilla

Economic Development

Services A-Z

Economic Development

Services A-Z

From: Planning (Eastleigh Borough Council) <planning@eastleigh.gov.uk>
Sent: 20 February 2023 12:28
To: Economic Development @ Eastleigh Borough Council <economicdevelopment@eastleigh.gov.uk>;
Environmental Health Direct @ Eastleigh Borough Council <Environmental.HealthDirect@eastleigh.gov.uk>
Subject: Planning App Consultation Request Internal F/23/94699

Application No: F/23/94699

Address: 3 HIGH STREET, EASTLEIGH, SO50 5LB

Description: First floor rear extension and side dormer projection to rear of building to provide 2no. one-bedroom apartments to first floor

and 1no. two-bedroom apartment to ground floor with ancillary yard and external stair access, together with change of use from restaurant/bar to general commercial use (Use Class E)

Would you please let me have your observations on the above application.

You can access the plans and documents through [Salesforce](#). At the top of the screen type the planning application number into the search box and either select the application from the list displayed or press the enter key and select it from the list of results.

In order to meet the Government's challenging targets for our speed of determining applications, we require any comments you wish to make within 14 days from the date of this memo. Failure to meet this time period will usually result in an application being determined without your comments being considered.

Please reply to the planning officer on the below email address.

Planning Specialist Contact Details

Email: gary.osmond@eastleigh.gov.uk

Phone/Ext: 023 8068 8490

Kind regards