

AMY DALES
HAMPSHIRE COUNTY COUNCIL
HAMPSHIRE COUNTY COUNCIL
UNIVERSAL SERVICES
THE CASTLE
WINCHESTER
SO23 8UD

Application	CS/23/94884
Please ask for	Gary Osmond
Direct dial	023 8068 8490
Working hours	Mon-Fri 9-5
Email	gary.osmond@eastleigh.gov.uk

Monday 3rd April 2023

Dear Ms Dales,

Your Ref:	HCC/2023/0106EA114
Our Ref:	CS/23/94884
Description:	HCC Consultation: for development and reconfiguration of a Waste Transfer Station (part retrospective) at Westwood, Unit 1, Botley Road, West End Hampshire SO30 3HA
Site:	UNIT 1, WESTWOOD, BOTLEY ROAD, WEST END, SOUTHAMPTON, SO30 3HA

Thank you for consulting Eastleigh Borough Council in relation to the above planning application for continued use of the above site as a waste transfer station at Westwood, Botley Road, West End, Southampton. Having reviewed the submitted details and responses from the Council's internal consultees, the Council would raise an **OBJECTION** to the application for the following reasons.

No Approved Commercial Use

At no time has any commercial use been approved for the site, which for planning purposes is and has always been considered to be a C3 residential use. There has been a history of unauthorised business use on the site, with records going back to 1993, none of which have ever been granted planning approval. The current unauthorised use for uPVC window frame recycling dates to 2018, again for which no planning consent was sought or granted. A retrospective application was submitted in 2019 (EBC Ref: F/19/85582) but refused in November of that year on the grounds of

unacceptable impact upon the amenity of neighbouring properties and the visual amenity of the locality.

Residential Amenity

Despite the assurances with regards to limiting times where activities such as loading, unloading and shredding of materials would take place, at no point during the history of the current activities on site have these times been complied with. Indeed, given the time it can take to load or unload a van or lorry, it would be impossible and impractical to operate the business at the current scale and still adhere to the time limits suggested.

Notwithstanding the slim possibility that the suggested time limits for activities could be adhered to, the nature of the activities and disturbance caused are considered to be entirely unacceptable for what is a predominantly residential area.

Highway Safety

The Council would strongly suggest that the County Highways Authority is consulted on the application if they have not been to date, due to highway safety concerns relating to the ability of HGVs to be able to enter and exit the site in a manner which does not result in concerns for pedestrian safety and traffic flow along Botley Road.

Visual Amenity & Area Character

Despite the suggested 'improvements' to the external appearance of the site, the nature of the use, the intended boundary treatment proposed and activities taking place on site are not considered to be appropriate for what is a residential area. In addition, it is not a use considered desirable along what is an important approach into West End and to a nationally recognised sporting and entertainment venue at the Ageas Bowl.

I hope that the above comments adequately set out the Council's concerns, but should you have any queries or require any further information, please do not hesitate to contact Gary Osmond using the contact details above.

Yours faithfully,

A handwritten signature in dark ink, appearing to read "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy