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Date	18 May 2026	Email	eastleighdc@hants.gov.uk

For attention of Mr Chapman

Dear Sirs

Re: F/26/101217 At MELLER HOUSE, OAKBANK ROAD, BISHOPSTOKE

Part retrospective external alterations to the existing building, including replacement and insertion of windows and doors, roof alterations, partial reduction of part of the building, alterations to parking layout including enlarged car parking area, provision of bin and cycle storage, boundary fencing and gates, and associated works.

In regard to application F/26/101217, having reviewed the information contained within the application pack, there would be no objection to the proposals from a highway perspective, subject to the condition outlined below being applied.

ACCESS:

Access in and out of the site to the highway is unchanged, and this is acceptable.

PARKING:

The proposals involve the removal of an element of the existing building to the eastern side, and this area is to be replaced with vehicle parking, increasing the onsite quantum from the existing 5 spaces to 13.

In terms of layout, this is acceptable with adequately sized bays, and aisle widths which will enable on-site turns to be undertaken to enable forward gear access and egress.

With regard to the quantum of parking, this is for EBC to assess in lines with their Parking Standards.

Director of Universal Services
Patrick Blogg

Cyle parking is also provided, with a secure storage unit located on the eastern edge of the site with access to the highway via a side gate, or the existing vehicle access. This is acceptable and again an improvement on the existing provision.

SERVICING:

It is noted that the bin store is to remain in its existing position which is acceptable in principle. However, it is not known whether bins are collected from Church Road or Oakbank Road. The Case Officer may wish to clarify this given that if they are collected from Church Road, whilst a gated access is provided and shown on the Proposed Site Plan, it is not clear whether levels will allow for bins to be moved by bin operatives through the gate for collection.

If it is found that bins need to be collected from Oakbank Road, then this will require a drag from their stored location which could be excessive if eurobins are utilised. If this is not the existing movement, then EBC's direct services would need to be consulted on this matter.

CONDITION:

1. CONSTRUCTION SITE MANAGEMENT PLAN REQUIRED

No development shall start on site until a construction site management plan has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing of demolition (if any) and construction work;
- (b) The provision of long term facilities for contractor parking;
- (c) The arrangements for deliveries associated with all construction works;
- (d) Access and egress for plant and machinery;
- (e) Protection of pedestrian routes during construction;
- (f) Location of temporary site buildings, compounds, construction material, and plant storage areas;
- (g) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process.

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason - In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

Yours faithfully,

Matt Grantham

Principal Transport Planner - Highway Development Planning
Universal Services